



Schedule B - RENTAL POLICIES

Respect

Treat the property and your fellow tenants with respect at all times. Bad behaviour may result in eviction in accordance with Section 9 of the *Residential Tenancies Act*.

Quiet Hours

Tenants shall refrain from loud noises during Quiet Hours.

Quiet Hours are from 10pm to 7am on Sunday through Thursday evenings, and Midnight to 7am on Friday and Saturday.

Guests

Tenants shall be wholly responsible for the behaviour of any guests that they invite onto the property. Tenant's will also be fully liable for any damage caused by their guests.

Occupancy

Occupancy is limited to the persons named in the Lease Agreement. Tenants shall not sublet their apartment without the Landlord's permission and approval. Tenants shall not keep any roomer or boarder in their apartment, nor increase the occupancy of their apartment in any other way without the Landlord's written approval.

Residential Tenancies Act:

[http://nslegislature.ca/legc/statutes/residential tenancies.pdf](http://nslegislature.ca/legc/statutes/residential%20tenancies.pdf)

Solid Waste Management

Solid waste must be sorted into 1) organic waste, 2) recyclables, and 3) garbage using the appropriately coloured bags, and in accordance with the guidelines provided by the CBRM. Each type of waste shall be placed in the appropriate bin.

- **Organics** should be placed in bio-degradable plastic bags and placed in the Green Bin in the rear parking lot.
- **Recyclables** must be divided into 1) paper/cardboard and 2) plastic/glass/metal streams. Each stream shall be put into separate clear blue bags. All recyclables go into the Recyclables bin.
- **Garbage** must be placed in clear white plastic bags, and placed in the Garbage bin.

Electronics (eg. TVs, sound systems, microwaves, etc.) cannot be placed in waste bins, but must be returned by the Tenant to an approved electronics recycling facility. If electronics are left behind after move out, a \$25 charge for their removal will be deducted from the damage deposit.

The nearest electronics recycling facility is **Keltic Recycling** located at **434 Keltic Dr, Sydney, NS B1L 1B8**.

Some **Beverage Containers** may be returned for a refund at certified recycling facilities.

Any other items (eg. furniture, clothing) left behind after move-out will incur a \$25 fee for their removal which shall be deducted from the damage deposit.

Each tenant will be provided with a copy of the CBRM Solid Waste Guidelines.

Washers & Dryers

The washers and dryers are for the use of the building tenants only.

Please check the pockets of your clothes before washing and **remove** any objects which may harm the washing machine. Eg. coins, bottle caps, keys, nails, or other hard materials.

Please clean the lint traps and dispose of lint in your garbage after each use of the dryer.

Please use the Auto-Sensing function to determine the amount of water per wash size. This eliminates waste of a valuable resource.

Fireplaces

Some of the apartments have fireplaces. These **fireplaces** are very old and **DO NOT WORK**.

Accordingly, tenants are **STRICTLY PROHIBITED from starting a fire in the fireplace**.

Littering

Littering on the property will not be tolerated. This includes cigarette butts.

Repeated instances of littering may result in eviction in accordance with Section 9 of the *Residential Tenancies Act*.

Pets

Tenants may not keep a pet in the apartment without prior written approval of the Landlord.

If a Tenant has a pet, they are responsible for cleaning up any pet waste in their apartment or on the property and disposing of it in accordance with CBRM waste management procedures.

Tenants shall be fully liable for any damages caused by their pet anywhere on the property, even if in excess of their damage deposit. By keeping a pet, you are agreeing to be fully responsible.

If Tenants have a guest with a pet on the premises, the Tenant is responsible for any damages caused by that pet as if it was their own.

If a Tenant's pet is causing ongoing problems, approval for keeping the pet may be withdrawn by the Landlord at any time.

The **maximum** number of pets of any type for any apartment is **two (2)**.

Painting

Tenants may not paint or alter the premises without written approval from the Landlord.

Tenant's Insurance

All Tenants shall maintain Tenant's Insurance which provides coverage for the loss of their furniture and any personal property, plus general liability.

The Landlord is not responsible for the loss or damage of any private property owned by the Tenant.

Proof of insurance must be provided before occupancy begins. If you have no current insurance provider, Portover can recommend one.

Furniture Pads

Tenants are encouraged to use felt pads on their furniture to prevent damage to the hardwood floors. Significant damage may result in a claim against the damage deposit.

Tobacco

There will be no smoking of tobacco anywhere within the building or on the fire escapes.

Fire Escapes

Fire escapes are not to be used for storage, and must be kept free and clear of all furniture and personal belongings so that there is easy access in case of emergency.

Cannabis

There will be no growing or smoking of recreational cannabis anywhere on the property.

In Case of Emergency

The building has a monitored alarm system with Fire Alarm levers on every landing.

There are also fire extinguishers on every landing front and back.

If there is a fire in the building, find one of the Fire Alarms and pull the Alarm lever to alert other tenants. **ALSO call 911 immediately** to alert the emergency dispatcher.

Provide your name, address, and type of emergency information to the dispatcher and exit the building.

If the emergency is a fire, exit the building immediately.

The person who sounded the alarm should make contact with the first responders who arrive on scene to provide them with information about the nature and location of the emergency.

If NOT A FIRE:

Please call 911 to report ANY emergency that may put the safety of the building or the residents at risk.