



# BUILDING REGULATIONS

Accommodation address:

Lease number:

The by-laws of the building are an integral part of the lease according to article 1894 of the civil code of Quebec

## 1. ACCESS TO THE SITE

The tenant does not have access to the yard or the grounds of the building, except with the written authorization of the owner. Authorization is also required for any installation (pool, shed, table, shelter, etc.) or development (vegetable garden, planting, etc.), failing which they will be prohibited. No personal effects may be left on the property at any time.

## 2. BUSINESS ACTIVITY

Any commercial activity that involves visiting guests or employees is prohibited, unless written permission is obtained from the owner and proof of insurance is presented. This prohibition also applies to the use of the dwelling for custodial purposes and to any tourist accommodation activity, whether remunerated or not.

## 3. DISPLAY AND APPEARANCE

It is strictly forbidden to hang from the windows, balconies, walls or roof of the dwelling, any object that may detract from the appearance of the building, including but not limited to: bicycle, clothesline, canoe, flag. In addition, the tenant may not construct or install, or cause to be constructed or installed, any sign or poster, notice or billboard on the exterior of his dwelling, as well as on the interior if it is visible from the exterior. However, this clause is subject to election laws. The use of a beach towel or any other type of towel as a curtain is prohibited so as not to detract from the exterior appearance. The type of window covering chosen shall be light in tone and neutral.

## 4. ANTENNA, WIRING, AIR CONDITIONER

Tenant shall not install or cause to be installed any antenna, wiring or air conditioner. The Tenant shall not install or cause to be installed any other equipment that requires drilling or alteration of the building. If requested, the landlord may agree to waive this prohibition. The Tenant must then obtain the Landlord's written consent. In such a case, the conditions of installation will be specified, and it must be carried out by a professional approved by the landlord.

## 5. INSURANCE AND HYDRO QUEBEC

The Tenant agrees to always carry \$2,000,000 liability insurance. The Tenant shall provide the Landlord with proof of insurance at each renewal of the lease and shall immediately notify the Landlord of any interruption in coverage. The tenant must make the name change to the Hydro-Quebec account before the date of occupancy.

## 6. SMOKE DETECTOR

It is the tenant's responsibility to ensure that it remains functional. If you have a battery-operated alarm, you are required to replace the battery periodically.

## 7. GOOD USE OF THE PREMISES

The tenant is required to use the premises in a prudent and diligent manner. The tenant is obliged to keep the accommodation in a good state of cleanliness and to carry out minor maintenance repairs, except those resulting from obsolescence or force majeure. The tenant is obliged to assume the costs related to the damages occurred to the rented property.

## 8. CLEANLINESS AND USE OF COMMON AREAS

The tenants will have to keep the entrance, the passages, or corridors clean, they will have to participate actively in the maintenance of these, to collect any physical waste or liquid fallen or dropped on the ground, it is the responsibility of the tenants to be respectful towards all tenants of the building.

## 9. STORAGE SPACE

If the building is equipped with a storage room or shed, the landlord assumes no responsibility for any damage or loss due to fire, theft, collision, animal intrusion, rodents or insect infestation or any other mischief to the contents stored by the tenant.

## 10. DAYS OF ICE, SLEET AND SNOW REMOVAL

It is your responsibility to ensure your safety and physical well-being, no de-icing and snow removal services on balconies, steps, stoops, and sidewalks are included by the owner, only parking lot snow removal is included.

## 11. BEHAVIOR

The Tenant shall conduct himself in such a manner as not to disturb the normal enjoyment of the other tenants. The tenant is liable to the landlord and other tenants of the building for any damages that may result from a breach of this obligation, even if the breach is caused by persons to whom the tenant gives access to the dwelling or the building. The landlord may, in the event of serious prejudice because of such a violation, request the termination of the lease and the eviction of the tenant and all occupants of the dwelling.

## 12. CONCIERGERIE

The use of concierge services for personal purposes is prohibited.

## 13. REPORT ON THE STATE OF THE PREMISES

The condition of the dwelling may be ascertained from the description of the dwelling by the parties or from photographs taken for that purpose. In the absence of a report on the state of the premises, the tenant is presumed to have received the dwelling in good condition at the beginning of the lease.

## 14. CORRIDORS AND LOBBIES

Tenant agrees not to use or permit the use of the common areas of the building for amusement, loitering or storage (including bicycles). Canvassing and door-to-door solicitation are prohibited. Doormats, boots and shoes are not permitted in front of doors.

## 15. WASTE AND RECYCLING

The Tenant shall not throw or deposit garbage in the yard, alley, or corridors of the building. Household garbage shall be deposited by the tenant in the places provided for that purpose and in appropriate containers, on the days and times of collection. The tenant must dispose of large furniture and Christmas trees according to the municipal policy in force.

## 16. INFRINGEMENT

A tenant who commits an offence under a municipal, provincial or condominium (or other) by-law agrees to reimburse any fine received and to make good any damage suffered by the landlord of the dwelling unit rented.

## 17. TOBACCO AND CANNABIS

Cigarette smoking, electronic cigarette smoking and cannabis use are strictly prohibited in all common areas of the building and in the units. Growing cannabis (in any quantity) is strictly prohibited.

## 18. CHANGE OF LOCATION

The owner and the tenant cannot change the form or use of the dwelling during the entire term of the lease. At the end of the lease, the tenant must remove any constructions, works or plantations he has made. If the tenant fails to remove them without damaging the dwelling, the landlord may, at his sole discretion, retain them and pay the value or require the tenant to remove them and restore the dwelling to its original condition.

## 19. HAZARDOUS MATERIALS AND STOVES

The Tenant shall not, without the written consent of the Landlord, use or keep in the dwelling unit any substance which constitutes or may constitute a fire or explosion hazard, and which may increase the Landlord's insurance premiums. Without limiting the generality of the foregoing, the use of a coal, wood or other stove that uses flammable materials is permitted only outside the building and at a minimum distance of 10 feet from the building and is absolutely prohibited on balconies. Propane BBQs are tolerated on balconies at 1 foot from the wall. The tenant agrees to respect the municipal regulations to this effect.

## 20. SUBLETTING AND ASSIGNMENT OF LEASE

Subletting and assigning a lease are practices that are regulated by law. The tenant must submit the name and contact information of the person to whom they intend to sublet or assign their lease and must obtain the landlord's consent. An administration fee of \$150 plus taxes will apply to this transaction.

## 21. SUBLETTING FOR TOURIST ACCOMMODATION

It is forbidden to sublet all or part of the accommodation to tourists. The tenant is liable to severe fines under the law on tourist accommodation establishments, as well as the termination of his lease under the Civil Code of Quebec.





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<p><b>22. HEATING</b> The tenant agrees to maintain a minimum temperature of 18°C at all times. If the heating is the responsibility of the landlord, the tenant agrees not to overheat (maximum of 24°C) the dwelling and to maintain its airtightness. If the tenant is responsible for the electricity or heating costs according to his lease, he is obliged to pay the energy bills for his dwelling until the end of the lease. He/she undertakes to subscribe to the supplier.</p> <p><b>23. HOME CINEMA</b> It is strictly forbidden to use a subwoofer for home theater, computer, or any other electronic device.</p> <p><b>24. KEY, LOCKS AND AIR CONDITIONING HANDLE</b> A lock or mechanism that restricts access to the dwelling unit can only be installed or changed with the consent of the tenant and the landlord. A fee of \$40 plus tax applies for the replacement of lost keys. A fee of \$50 plus taxes applies for a door opening call. A \$50 deposit is required at the beginning of the lease for the air conditioning control. At the end of the lease, this deposit will be reimbursed to the tenant when the controller is returned.</p> <p><b>25. RENTAL OF APPLIANCES</b> A security deposit will be required at the signing of the lease in the amount of \$100. The tenant agrees to keep the appliances for a minimum period of 2 years. The tenant will have to assume the expenses of maintenance or cleaning of these appliances. The tenant agrees to notify the landlord as soon as possible of any defect in the appliances and accessories provided. In the event of a breakage caused by the tenant and/or any person under his responsibility (including guests), the tenant shall repair or replace the breakage at his own expense with an item of equal quality. The appliances, accessories and furniture provided with the unit remain the property of the landlord and must be left in good condition at the end of this lease, except for normal wear and tear. The Lessee shall be responsible for them, and if they or any of their parts are damaged, the Lessor shall have the right to require their repair or replacement by others of the same nature and shall claim the cost thereof from the Lessee. In the event that a security deposit is required, the lessor shall have the right to return the deposit or not depending on the condition of the appliances to the satisfaction of the lessor. All dishwashers must be installed by a professional at the expense of the lessee unless the appliance is provided by the lessor who will assume the costs.</p> <p><b>26. PARKING</b> a) A lessee who does not have an automobile is not entitled to parking. b) Tenant shall park only a passenger vehicle (no trucks, trailers, etc.) in the space allocated for that purpose. Tenant shall not use the parking spaces reserved for visitors and other tenants of the building. Tenant agrees that occupants of the unit or visitors to the unit will park their vehicles only in the designated area. Any car parked illegally or in the wrong parking space will be towed away at the expense of the car owner. c) The tenant agrees not to use the parking space for the storage of vehicles or objects. The lessee agrees to vacate the parking space for snow removal purposes during precipitation events in the winter months. The Lessee also agrees not to use the parking space for mechanical repairs or maintenance. d) No carport shall be installed without the prior written consent of the owner. e) No person shall connect a vehicle to an electrical outlet located outside the dwelling unit unless the Landlord gives written permission. f) The Landlord shall not be liable for any damage or loss due to fire, theft, collision, or any other mischief caused to said vehicles or their contents.</p>	<p><b>27. REMOVAL</b> The tenant can take possession of the premises from 9:00 am on the agreed date. When the lease expires, the tenant will have to leave the premises on the agreed date at the latest at 9:00 pm.</p> <p><b>28. ANIMALS</b> It is strictly forbidden to have any type of animal, including: cats, dogs, reptiles, rodents, fish, insects, etc.</p> <p><b>29. GARAGE-SALE</b> To organize a garage sale outside the building, the tenant will have to obtain the written authorization of the owner after having checked the municipal regulations to this effect.</p> <p><b>30. PAYMENT OF RENT AND INSUFFICIENT DEPOSIT AND LATE FEES</b> Except for the first month of the lease, all other rents are paid by Interac transfer on the first day of each month. Any other method of payment refused by the banking institution will result in a \$50 administration fee. Late payments will result in an additional fee of \$50 plus taxes and 15% annual interest.</p> <p><b>31. MAINTENANCE OF THE AIR CONDITIONER OR AIR EXCHANGER FILTER</b> The lessee agrees to keep the air conditioner or air exchanger filter in good condition by cleaning it every 6 months. Any damage caused by neglecting to clean the filter will be charged to the tenant.</p> <p><b>32. SECURITY</b> Tenants are responsible for applying sand or salt to icy surfaces to prevent injury. The tenant must respect the 6-inch safety spectrum when installing curtains over the heaters.</p> <p><b>33. ABSENCE/VACATION</b> The tenant is requested to notify the landlord if he/she is going to be away from the accommodation for more than a week to avoid any problems that may arise during the tenant's absence</p> <p><b>34. COMMUNICATION</b> Tenants with an e-mail address agree to receive all lease-related communications (including, without limitation, Statement 31, lease renewal notices, etc.) by e-mail for the duration of the current lease and any renewals thereof. Tenants are required to notify the Landlord or its directors of any change of e-mail address as soon as possible.</p> <p><b>35. TAPESTRY AND PAINTING</b> The tenant agrees not to install wallpaper or wallpapering, or to paint (in any color) without the written permission of the owner. Ceilings must be kept in their original color. Tenant is responsible for maintaining the original condition of all unpainted surfaces.</p> <p><b>36. BALCONY</b> The tenant agrees to keep the balcony clean and free of debris and other storage. Carpeting is not permitted on balconies.</p>
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**WARNING: Any tenant who fails to comply with any of the above clauses is subject to termination of the lease.**

Signature du locataire :

Date :

Signature du locataire :

Date :

Signature du propriétaire, s'il y a lieu représenté par :

Date :