



# ADDENDUM TO LEASE

Residential Tenancy Agreement (Standard Form of Lease)

PROPERTY ADDRESS

LEASE EFFECTIVE DATE

YYYY / MM / DD

- 1 Tenant Guests: Tenants are allowed to have guests. When having guests in please be considerate of the other tenants and their comfort and enjoyment of the unit. Limit visits to what is acceptable to fellow tenants. Also note that parking is not available for guests. Remember, you are responsible for your guests and their actions. Complaints may result in eviction. Note: our all-inclusive pricing is based on a maximum of four (4) occupants.
- 2 Unoccupied Premises: If Tenants are absent and the premises are unoccupied for a period of three consecutive days or longer, the Tenants will arrange to have the premises checked and will notify the Landlord of the person responsible for the spot checks, so that the Landlord is aware and can also inspect the premises if needed.
- 3 Smoking: Under section 10 of this lease prohibiting smoking, smoking includes ordinary smoking of tobacco, and any type of smoking or vaporizing tobacco, marijuana, cannabis or any other product that can be inhaled. Due to the known health risks of exposure to second-hand smoke, increased risk of fire, and increased maintenance costs for clean-up, no tenant, resident, guest, business invitee, or visitor shall smoke as described, within the building, on balconies/patios, enclosed common areas, as well as outside within nine meters of doorways, operable windows and air intakes. Single homes share a heating/ventilation system so clean-up costs can be extensive (these may include, but are not limited to, fumigation, extensive cleaning, sealing & painting, replacement of drywall, cloth furniture/mattress replacement etc. throughout) and will be the responsibility of the tenants.
- 4 Even though marijuana/cannabis is now legal, growing marijuana plants in the unit or on the property is not permitted.
- 5 Pets: In keeping with smoking concerns above and in order to respect individual allergies and limitations, prior written consent must be obtained from landlord prior to allowing a pet. In addition, prior written consent that all tenants of all units on the property do not have allergies or issues is required. Any damage, cleaning issues inside and outside or complaints concerning the pet can lead to eviction of all tenants on the relative lease.
- 6 Laundry: Laundry must be done on evenings and weekends during non-peak electricity hours. The lint trap on laundry machines must be cleaned after every use. If not cleaned properly this can pose a fire hazard.
- 7 Cleaning: Individual rooms and all common spaces (inside and outside), with special attention to kitchen and bathroom areas and appliances, are to be kept neat and clean at all times. The landlord or property management will determine if the state of cleanliness is adequate and may choose to hire a Cleaning Service at the Tenants' expense.
- 8 At the end of the lease Tenants are to ensure the premises are vacated by 12:00pm (noon) on the termination date and that the premises are left clean and all belongings and garbage is removed from the property, otherwise the Tenants will be billed for all costs incurred for Cleaning Services and Garbage Removal Services, including labour and dumping fees.
- 9 Provided Furnishings: All furnishings, including curtains, wall pictures etc., provided by Landlord are to be maintained in reasonable condition, normal wear and tear accepted.
- 10 Damage: Any damage caused by the Tenant(s) &/or their guests to the rental unit and provided contents/furnishings must be reported to the Landlord/Property Management immediately and any costs for repairs or replacement will be the individual Tenant(s) responsibility.
- 11 Water Use and Damage: The Tenants will not allow any waste of water. Tenants will not use toilets, sinks and other water apparatus for any purpose other than that for which they were constructed. Specifically, no sweepings, garbage, food debris, hair, rags, sanitary products, diapers or other substances shall be disposed in them. If water or waste pipes become clogged because of misuse by the Tenant(s), the Tenant(s) must notify the Landlord/Property Management immediately and must arrange to repair same at Tenant(s) own expense. In addition, tenants shall take due precautions against freezing of water or waste pipes.
- 12 Other Damage, Fire and Health Risks: Tenants will refrain from -
  - a. inserting hooks/nails/adhesive materials on any walls in common areas. Use of Blue-Tack, Command Hooks, or similar product that does not cause damage, is permitted in private rooms – if wall damage is noted the Tenant will be responsible for repairs or will be billed for repairs completed by the Landlord/Property Management
  - b. painting, wallpapering, redecorating or in any way significantly altering the appearance of the premises



- c. performing any structural alterations
- d. installing a waterbed(s)
- e. using any/installing any fridges, hotplates, cooking appliances/heating units in bedrooms or common spaces. Note: any additional large appliances must be pre-approved in writing by the Landlord(s) and may incur an additional cost added to/in the form of rent
- f. changing the amount of heat or power normally used, installing additional electrical wiring, or installing any radio/TV antenna or tower
- g. using/storing any noxious or flammable substances including gasoline/propane containers in premises
- h. cooking in any area other than the kitchen

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Garbage: Garbage collection information can be obtained through the City of Ottawa's website and must be followed. Tenants will not allow garbage of any kind to accumulate inside or outside the premises and will dispose of trash and recyclable materials in a timely, tidy and sanitary manner in accordance with City of Ottawa's rules and schedules. Any fines from the city for non-compliance will be shared by all units. In addition, any number of garbage bags/containers in excess of City allowances will have to be tagged at the tenants' expense. Again, please review City of Ottawa Garbage Collection Rules and Regulations on their website.

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Shoveling: Driveway plowing is arranged by Landlord/Property Management. In all 2 unit properties tenants are responsible for shoveling their exterior walkways leading to their entrance, including their stairs and entrance area. This is to be done ongoing to ensure safe entrance to your unit. This may include the use of salt at the Tenant's own expense. In addition, Tenants with cars are responsible for shoveling any areas of the driveway the snowplow could not reach (because of parked cars). Shovels have been provided.

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Replacement of provided keys, fobs, garage door openers and minor household items such as light bulbs, batteries, toilet brushes, shower curtains etc. (even if initially provided) are the responsibility of the Tenants and at their cost.

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Maintenance/Repairs/Showings: With a minimum of 24 hours notice, access is permitted to Landlord/Property Mgmt for regular inspections and maintenance of premises and equipment. Showings can start 24 hours after receiving notice and anytime thereafter until new prospective tenants and/or buyers are confirmed.

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Reporting of Required Repairs: It is the Tenant's responsibility to immediately report any non-emergency repairs required preferably in writing via email. Non-emergency repairs/maintenance include appliance repair, other minor damage repair or maintenance, and pest control (presence of bedbugs, cockroaches, pests and vermin). In the case of pest control, the Landlord has the right to take the necessary steps to eliminate the problem and the Tenants shall, at their cost, clean, remove or dispose of all goods in specified areas to facilitate the extermination process. If repairs are considered an emergency, an emergency phone number has been provided. Emergency repairs include repairs to the heating system, water entry problems, and any other issues that may result in substantial additional damage if not addressed promptly.

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Insurance: The Landlord(s) maintain insurance for their own contents and liability concerns. As stated in lease section 11, Tenants are required to obtain their own Tenants Insurance covering their own contents and their own personal liability.

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Internet & Related Hydro Use: The home is wired for standard residential use. If internet is provided, the Tenants are liable for any misuse including but not limited to downloading of copy written materials, mining for bit coin, excessive computer or musical equipment and any misuse can be cause for termination of internet service at the expense of the Tenants. Also, if internet is provided it is the responsibility of the tenants to contact the provider for intermittent problems and to sort out any issue between the tenants of both units. If applicable, the package provided by the Landlord is the only package that will be provided – any additions or amendments to the system are the responsibility of the Tenants.

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Parking: There is limited parking. In some cases parking is assigned and paid monthly. If parking is otherwise provided, it is for shared use of all Tenants of the property and is to be coordinated between all Tenants with cars. Visitors/guests etc. are to be asked to park on the street so their vehicles do not interfere with tenant parking.

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As regulated by City Fire Regulations and Building Code Regulations in residential homes, key locks are not permitted on bedroom doors. We are not a rooming house and do not want to risk being classified as such.

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Contagious Disease: In the event of a contagious or infectious disease developing, the Tenant(s) must comply with any laws, by-laws or regulations issued relating to any such disease.

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Subletting/Assignments: All applications to sublet/assign are to be approved by the landlord. For group leases sublets cannot be done by the individual room. In addition, all tenants on the lease must agree to any sublet/assignment request.

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Noise: Tenants shall not do anything that will annoy, disturb or interfere in any way with any other tenant, neighbour or those having business with them. In particular, but without limiting the generality, no noise caused by any instrument or other device, which in the opinion of the Landlord may be calculated to disturb the comfort of any other Tenant shall be permitted in the rented premises, nor shall any noise whatsoever persist or be repeated following the Landlord's request that it discontinue.

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Business Use of Premises: Tenant agrees that the Premises shall be used solely for residential purposes. The operation of any business, commercial activity, or enterprise from the Premises is strictly prohibited without the prior written consent of the Landlord. Specifically, the operation of any food-related business including but not limited to the preparation, packaging, or sale of food or beverage items, is expressly prohibited under all circumstances. Any other type of business activity shall require prior written authorization from the Landlord and will be evaluated on a case-by-case basis. Approval, if granted, may be subject to additional terms and conditions at the Landlord's sole discretion.

**Each unit will select a "Lead" Tenant who will be responsible for communicating with Landlord(s)/Property Management for coordinating payment of monthly rent, troubleshooting and problem resolution etc.**

TENANT	NAME	SIGNATURE	DATE
1			YYYY / MM / DD
2			YYYY / MM / DD
3			YYYY / MM / DD
4			YYYY / MM / DD
5			YYYY / MM / DD
6			YYYY / MM / DD
7			YYYY / MM / DD