



Apartment address : _____ In reference to lease # : _____

1. ACCESS TO BUILDING GROUNDS

The tenant does not have access to the yard or grounds of the building unless it is stated in the lease that the tenant has this right or unless authorized in writing by the lessor. An authorization is also required for any installation (pool, shed, table, shelter, etc.) or development (vegetable garden, planting, etc.), otherwise it will be prohibited. No personal effects may be left on the property at any time. If the tenant is allowed to have a pet, it must be kept on a leash.

2. BUSINESS ACTIVITIES

Any commercial activity that involves visits from customers or employees is prohibited unless a written permission is obtained from the lessor 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 or not remuneration is involved. The tenant is subject to severe fines under the Act respecting tourist accommodation establishments, as well as the termination of the lease under the Civil Code of Quebec. It is also forbidden to carry out any activity that results in the overconsumption of energy such as cryptocurrency mining.

3. SIGNAGE 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: bicycle, clothesline, canoe, flag, vehicle tires. Furthermore, the tenant may not build or install, or have built or installed, any shelter or exterior balcony divider, any sign or poster, any notice on the exterior of the dwelling, as well as on the interior if it is visible from the exterior. However, this clause is subject to election laws.

4. ANTENNAS, CABLING, AIR CONDITIONERS

Tenant shall not install or cause to be installed any antenna, wiring, alarm system, or air conditioner. The tenant shall not install or cause to be installed any other equipment requiring drilling, electrical connections, dimmers, switches, thermostats, or any other modification to the building. If requested, the lessor may agree to waive this prohibition. The tenant must then obtain the lessor's written consent. In this case, the conditions of installation will be specified, and it must be done by a professional approved by the lessor.

5. INSURANCE

The tenant agrees to carry tenant's insurance always covering his or her liability. The tenant will have to provide, at the request of the lessor, a proof of insurance at each renewal of the lease.

6. SMOKE DETECTOR

The tenant is responsible for periodically replacing the battery in the smoke detector and ensuring that it remains functional.

7. PROPER USE OF THE PREMISES

The tenant is required to use the premises in a careful and diligent manner. The tenant is responsible for keeping the apartment clean and for making minor maintenance repairs such as changing light bulbs, washing windows, cleaning the kitchen hood filter, air conditioner, furnace, or dryer hose. Tenant may not air-dry clothing or fabrics in the apartment.

8. ENERGY USE / ELECTRICITY

If electricity and heating costs are borne by the lessor, throughout the lease, the tenant agrees not to engage in activities that cause overconsumption of energy, including cryptocurrency mining. The tenant also agrees to use energy reasonably and not engage in behaviors that contribute to overconsumption, including leaving windows and doors open when the heating or air conditioning is on. The tenant will be held responsible for any damage or loss caused by his or her overconsumption of energy. The tenant agrees to plug his or her vehicle into an outlet or terminal that is assigned to him or her. He or she also agrees to always maintain a minimum temperature of 18°C.

9. KEYS, LOCKS, AND ALARMS

A lock or mechanism that restricts access to the dwelling can only be installed or changed with the consent of the tenant and the lessor. The lessor provides a working lock and key at the beginning of the lease, if the keys are lost or if the tenant wishes to have a copy or copies, the replacement will be at the tenant's expense.

10. BEHAVIOUR

The tenant is obliged to behave in such a way as not to disturb the peaceful enjoyment of the other tenants and to tolerate normal neighborhood noise. It is strictly forbidden to use a subwoofer for home theater, computer, or any other electronic device. The tenant will be responsible for any damage that may result from the violation of this obligation, whether it is done by himself or by persons to whom he or she has given access to the dwelling or the building.

11. 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. A report on the state of the premises may also be made at the end of the lease.

12. CORRIDORS, STAIRWAYS, AND LOBBIES

The tenant agrees not to use or permit the use of common areas such as stairwells, hallways, lobbies of the building for amusement, loitering, or storage purposes including but not limited to bicycles, shoes, garbage/recycling bins, or any other objects.) Canvassing and door-to-door solicitation are prohibited. Smoking is prohibited in all common areas of the building.

13. GARBAGE AND RECYCLING

The tenant shall not throw or deposit garbage, recyclable, or compostable materials in the yard, in the alley, on the balcony, or in the corridors of the building. Household garbage shall be deposited by the tenant in the areas provided for that purpose and in appropriate containers. Unless otherwise stipulated, tenants must put the containers on the road only on the specific collection days and times determined by the by-laws of the municipality concerned.

14. OFFENCE

A tenant who commits an offence under a municipal, provincial, building, condominium or other by-law agrees to repay any fine received and to make good any damage suffered by the lessor.

15. CHANGES TO THE APARTMENT

At the end of the lease, the tenant shall remove any construction, work, or plantation made by the tenant upon departure. If they cannot be removed without damaging the dwelling and/or the land, the lessor may, at his or her sole discretion, keep them or oblige the tenant to remove them and restore the dwelling and/or the land to its original state.

16. HAZARDOUS MATERIALS AND HEAVY OBJECTS

The tenant shall not, without the written consent of the lessor, use, handle, or keep in the dwelling any substance which constitutes or may constitute a fire or explosion hazard, and which may increase the lessor'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 only at a minimum distance of 10 feet and is absolutely prohibited on balconies. The tenant agrees to respect the municipal regulations to this effect. In addition, all heavy objects or accumulation of objects that could pose a risk to the structure of the building are prohibited. Also, aquariums and water beds are prohibited.

17. 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 lessor's consent. The tenant who sublets or assigns his or her lease is responsible for reasonable expenses (e.g., credit investigations).

18. PARKING

Tenant shall park only a functional passenger vehicle (no trucks, trailers, or other objects) in the space allocated for that purpose. The tenant shall not use the parking spaces reserved for visitors and other tenants of the building. The tenant agrees that occupants of the dwelling or visitors to the dwelling will park their vehicles only in the designated area. The tenant agrees to vacate for snow removal purposes. The tenant also agrees not to use the parking space for mechanical repairs or maintenance. No carport shall be installed without prior written permission from the lessor.

No vehicle may be plugged into an electrical outlet located outside of the dwelling unless written permission is obtained from the lessor.

19. WALLPAPER AND PAINT

The tenant agrees not to install wallpaper, tapestry, or use dark or brightly colored paint without written permission from the lessor. Ceilings must be kept in their original color. The tenant is required to maintain the original condition of all unpainted surfaces including stained or varnished surfaces, brick, ceramic, etc.

20. GARAGE SALES

To hold a garage sale outside the building, the tenant must obtain written authorization from the lessor. The tenant will have to make sure to respect the municipal norms if a permit is required before proceeding with the garage sale.

21. DEATH RESULTING IN TERMINATION OF THE LEASE

Lessor and lessee agree that in the event of the lessee's death, the lease shall be terminated one (1) month following the death.

22. BIRDS AND RODENTS

It is prohibited to feed rodents, stray animals, and birds, including but not limited to: squirrels, raccoons, stray cats, gulls, or pigeons. In the event of a fine by the city, the tenant will be required to pay all related costs.

23. OTHER REGULATIONS

WARNING

Any tenants who do not comply with one of the above clauses may have their lease terminated

Tenant's signature : _____ Date : _____

Landlord's signature : _____ Date : _____