

## **Millbrook Apartment/Duplex Rules for Tenants**

### Obligations of the Tenant:

1. The Tenant shall conduct him/herself in such manner as not to interfere with the possession or occupancy of other tenants, such as loud noises at late hours. Written complaints from other tenants validated by the RCMP, Millbrook Security/By Law Officer will result in the offender being issued a warning letter for rule violation.
2. The Tenant shall be responsible for; the ordinary cleanliness of the interior, exterior of the apartment, and the repair of damage caused by willful or negligent act of the tenant or of any person whom the tenant permits on the premises. Notice of eviction or a warning letter for rule violation will be sent pending the decision of the Housing Committee.
3. The Tenant must have prior approval of the landlord to;
  - Paint the interior of the apartment,
  - Change the locks on the outside entry doors,
  - Leave apartment unattended for a period of more than 90 days for whatever reason,
  - Change, alter or add to interior and exterior structure of the building,
  - Increase the number of tenants in the apartment (based on application form),
  - Keep pets (other than fish or caged birds),
  - No wallpaper.
4. The Landlord shall not enter the premises without prior notice and consent unless:
  - Notice of eviction has been given and the entry is at a reasonable hour for the purpose of exhibiting the premises to prospective tenants.
  - There is an emergency situation that requires immediate entry.
5. The Landlord may make periodic inspections of the apartment with proper notice given to the tenant.
6. The Landlord will issue written warnings to a tenant for rule violations by ordinary mail or hand delivered.
7. Automatic notice of eviction will be issued to a tenant who has been sent 3 warning letters for rule violations.
8. Automatic notice of eviction, with no warning letter, will be issued to a tenant who is convicted of trafficking in illegal drugs, or who is convicted of illegally selling liquor from their apartment.
9. Removal or exchange (i.e. refrigerator or stove) of any property belonging to the Housing Committee without prior permission will result in either a warning letter for rule violation or notice of eviction, pending the decision of the Housing Committee.
10. The Landlord is responsible for the general maintenance of the building and major appliances.
11. Any other infractions not mentioned in the above rules will be dealt with on an individual basis, at a full meeting of the Housing Committee.

Tenant Name (please print): \_\_\_\_\_

Address/Apt#: \_\_\_\_\_

Tenant Signature: \_\_\_\_\_

Date: \_\_\_\_\_