**APPENDIX B – Additional Terms**

1. Despite clause 4 of the Standard Form of Lease, and under section 13 of the Residential Tenancies Act, the tenancy will not begin, and the Tenant may not occupy the unit, until the following are complete:

	1. the First month’s rent and last month’s rent deposit have been paid;
	2. the Utilities the Tenant is responsible for under this lease are transferred into the Tenant’s name; and
	3. the The Tenant provides proof of insurance as required by this lease.

If these steps are not completed before the start date, the Landlord may cancel this lease. In that case, any deposit paid will be applied as rent toward the last month, and the Landlord may pursue legal action to recover costs for advertising, re-renting, and lost income until a new tenant moves in.

1. If any material misrepresentation is found in the Tenant’s rental application, the Landlord may pursue termination of the tenancy in accordance with the RTA.
2. The unit may be used only for residential purposes. No business may be operated from the unit. The Tenant may not use the unit or building for illegal activity or for short-term rentals such as Airbnb, VRBO, or similar services. If the unit is primarily used for anything other than a residence, the Residential Tenancies Act may no longer apply.
3. The Tenant may not assign or sublet the unit without the Landlord’s prior written consent, which will not be unreasonably withheld. Any request must be made in writing. The Landlord may charge an administrative fee, as permitted under the Act*.*
4. The Tenant agrees to promptly notify the Landlord in writing of any new occupants living in the unit, including their names and ages. This information is requested for safety and security purposes only.
5. The Tenant must maintain $2,000,000 liability insurance at their own expense throughout the tenancy. The policy must bar claims against the Landlord or those they’re legally responsible for. Proof must be provided upon request. Failure to obtain, renew, or provide proof of coverage may be treated as substantial interference and grounds for termination.
6. The Tenant agrees to follow the Rules in Appendix “C,” including any reasonable changes the Landlord may make from time to time with notice to the Tenant.
7. The Tenant and any other occupants must not do anything that creates a fire risk, increases the Landlord’s insurance premiums, or could lead to cancellation of the Landlord’s insurance on the unit or building.
8. The Tenant is responsible for the removal of snow and ice from all walkways, driveways, stairs, and entrances on the property, including any municipal sidewalk adjacent to the home. Snow and ice must be cleared promptly and safely to reduce the risk of injury or liability. The Landlord is not responsible for snow or ice removal during the tenancy.
9. The Tenant is responsible for maintaining the lawn and exterior grounds of the property. This includes regular mowing, weeding, raking, edging, and trimming of hedges or shrubs, as well as keeping the yard free of debris. The Tenant must not allow the exterior of the property to fall into a state of neglect.

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| ***\*Note:*** *Only include the above clauses if the rental unit has* ***no common areas****. If there are multiple units or shared spaces, these clauses may be unenforceable. See Crete v. Ottawa Community Housing Corporation (2024 ONCA 459) and Montgomery v. Van (2009 ONCA 808).* |

1. In addition to the entry rights under section 27 of the Residential Tenancies Act, the Landlord may enter the unit with at least 24 hours’ written notice, stating the reason, date, and time (between 8 a.m. and 8 p.m.), for the following purposes:
	1. To allow a Realtor or their representative to take generic marketing photos for listing the property, without capturing identifiable tenant information;
	2. To allow for a market valuation or listing evaluation by a Realtor;
	3. To conduct periodic maintenance or a pre-move-out inspection after the Tenant has given notice to end the tenancy;
	4. To inspect for illegal activity, damage, or general condition of the unit;
	5. To determine whether the unit has been abandoned;
	6. To document the condition of the unit through photos, including at move-in or during inspections, for maintenance or legal purposes, provided reasonable efforts are made to avoid photographing personal or sensitive item.
2. The Tenant must vacate the unit by 8:00 p.m. on the last day of the tenancy, unless the Landlord agrees otherwise in writing.
3. This Agreement is governed by the laws of Ontario. If any part of it is found to be invalid or unenforceable, the rest will remain in effect, and the invalid portion will be revised to the extent permitted by law to make it enforceable.

**APPENDIX C – Rules**

1. The Tenant must keep the unit clean and in good condition and must promptly report any damage or maintenance issues to the Landlord in writing.
2. The Tenant may not paint, wallpaper, drill into walls, mount TVs, or install fixtures without the Landlord’s written consent, which may be withheld. All alterations must be removed and the unit restored to its original condition at the end of the tenancy.
3. The Tenant must not hire anyone to repair or service the unit without the Landlord’s written consent. If approved, only licensed professionals may be used.
4. The Tenant will not bring in or install large appliances such as laundry machines, fridges, waterbeds, heaters, or air conditioners without written approval from the Landlord.
5. The Tenant must dispose of garbage and recycling in accordance with municipal rules and place bins in the designated area at the correct times, if applicable.
6. The Tenant is responsible for clearing clogged drains and toilets and for replacing light bulbs, fuses, and batteries as needed. Diapers, sanitary products, and garbage must not be flushed down any drain.
7. The Tenant must clean up after any pets and is responsible for any damage they cause. The Landlord may seek termination of the tenancy if a pet causes damage.
8. The Tenant must ensure the unit remains free of pests. If treatment is required, the Tenant must follow all preparation instructions and allow access for service. If the infestation is caused by the Tenant, the Tenant is responsible for the cost.
9. The Tenant will not leave water running unnecessarily and will be responsible for any damage caused by running water due to negligence.
10. The Tenant must ensure that smoke and carbon monoxide detectors remain functional at all times. The Tenant must not tamper with them, must report any issues immediately, and must replace batteries after move-in. CO detectors, if provided, must stay plugged in or powered.
11. The Tenant must not smoke or vape any substance, including tobacco, cannabis, or e-cigarettes, in the unit or within 9 metres of entrances or windows. This applies to all residents, guests, and service providers. The Tenant must not grow cannabis in the unit or building.
12. The Tenant must not use candles, incense, or any open flames in or around the unit.
13. The Tenant must ensure the unit is clean and ready for immediate occupancy at the end of the tenancy. All personal belongings and garbage must be removed. The Tenant must clean all floors, cupboards, sinks, tubs, toilets, and countertops; clean appliances inside and out; and defrost and leave the fridge running.