



RULES AND REGULATIONS

1. The water closets and other waste apparatus shall not be used for any purpose other than those for which they are constructed and no sweepings, garbage, rubbish, rags, ashes or other substances shall be thrown therein. Any damage resulting to them from misuse or from unusual or unreasonable use shall be borne by the Tenant who or whose family, guests, visitors, servants, clerks or agents shall cause it.
2. All tenants must observe strict care not to allow their windows and doors, leading to the outside to remain open so as to admit rain or snow or as to interfere with the heating of the building.
3. No additional locks or bolts shall be placed upon any door of the building without the written consent of the Landlord, which consent shall be endorsed on the Tenancy Agreement.
4. Nothing shall be placed on the outside of windowsills or projections.
5. Water shall not be left running unless in actual use; spikes, hooks, screws or nails shall not be put into the walls or woodwork of the building.
6. All glass, locks and trimmings in or upon the doors and windows of the rented premises shall be kept whole and whenever any part thereof shall become lost or broken, the Landlord or his agent shall be notified immediately.
7. The Tenant shall not place, leave or permit to be placed, left in or upon the common areas of the building, or which the rented premises form a part, any debris or refuse, and the Tenant shall tightly wrap all garbage in paper and tie and place the same in the incinerator or garbage bin provided for such purpose, or as otherwise directed by the janitor/superintendent or Agent of the Landlord and the Tenant must observe strict cleanliness in all respects.
8. Tenants, their families, guests, visitors and servants shall not make or permit any improper noises in the building or do anything that will annoy or disturb or interfere in any way with other Tenants or those having business with them.
9. Nothing shall be thrown out the windows or doors of the building by the Tenants, their families, guest or servants.
10. If the Tenants desire telegraphic or telephone connections, the Landlord or his Agent will direct the electricians or other workmen as to where and how the wires are to be introduced and without such direction no boring or cutting for wires will be permitted. If the Tenants desire to install, add to, or alter gas or electric light fittings for lighting their rented premises they must arrange with the Landlord or his Agent for the necessary connections. No gas pipe or electric wire will be permitted which has not been authorized in writing to the Landlord or his agent.
11. The Tenant shall take good care of the said rented premises and keep the same clean and in a sanitary condition; he will at all times keep clean and in good and perfect order and condition all fittings and fixtures in said premises; he will replace any glass broken on the said premises; he will not make any changes or alterations to the premises or paint or paper walls or ceilings or erect or remove partitions without the consent in writing of the Landlord, or mark, colour or deface the same, and will not put up any shades, blinds or awnings except those provided by or approved by the Landlord, and shall not place or allow to be placed, rubbers, boots, umbrellas, etc., in the hallways of the premises.
12. The Tenant shall not install, on the rented premises, additional heating units or additional electrical circuits which may result in any overload to the existing electrical circuits.
13. No stores of coal or any combustible or offensive goods, provisions or materials shall be kept upon the rented premises.

14. No heavy furniture shall be moved over floors of the rooms, halls, landings or stairs, so as to mark them.
15. In the event of any contagious or infectious diseases developing in a person in the rented premises, the tenant of such premises shall have such person treated immediately in accordance with By Laws and Regulations in force relating to such diseases.
16. Tenants parking cars in unauthorized area without the payment of rent or without a formal written agreement with the Landlord shall be subjects to being charged with trespassing.
17. Provided always and it is hereby agreed between the parties hereto that the Landlord shall not be liable for any loss or damage or theft to any of the Tenant's goods or chattels stored in any storage space provided by the Landlord.
18. The air vents attached to radiators shall not be opened or tampered with by the Tenant, members of his family or servants. In the event of any radiator or air vent being found out of order from any cause, the Landlord or his Agent shall be notified at once. No Tenant shall tamper with the grills or any part of the mechanical ventilators or any other equipment in the building.
19. No noise caused by an instrument or other device which, in the opinion of the Landlord, may be calculated to disturb the comfort of other Tenants, shall be permitted by the Tenant in the rented premises.; nor shall any noise whatsoever be repeated or persisted in after request to discontinue the same shall be made by the Landlord or person in his employ in charge of the building for the time being. Pianos, radios, organs, violins and other musical instruments shall not be allowed by the tenant to be used in the rented premises after eleven o'clock P.M. This shall be deemed to include all parties, disorderly or otherwise.
20. Signs, advertisements or notices will not be posted or inscribed on any part of the building.
21. Garage doors must be closed when Tenant has entered or left the garage and must be kept closed when not in use.
22. The use of washing machines and dryers upon the rented premises shall not be permitted.
23. No waterbed(s) will be brought onto the rented premises without obtaining the prior written permission of the Landlord which permission may be arbitrarily withheld.
24. The Tenant(s) shall not install any appliance without first obtaining the written consent of the Landlord, and paying the Landlord the required charge for the installation and operations of such appliances which shall include, but not be limited to dishwashers, airconditioners, washing machines, clothes dryers, refuse compactors.
25. The Tenant(s) shall not have the right to assign to sublet the rented premises without the written consent of the Landlord.

As referred to in the Tenancy Agreement, these Rules and Regulations form part of the terms of agreement between landlord and tenant.



801 Eglinton Ave. W., Suite 112
Toronto, ON
Canada
M5N 1E3

Tel (416) 256-4394
Toll Free 1 (800) 368-9242
Fax (416) 781-0776
www.tvm.ca