



ADDENDUM TO LEASE

Residential Tenancy Agreement (Standard Form of Lease)

PROPERTY

LEASE EFFECTIVE DATE

YYYY / MM / DD

1

Occupancy: In keeping with R1 Zoning occupancy standards, and subject to the provisions of this lease, additional occupants/roommates not named as Tenants in the lease agreement are not permitted. No guests of the Tenants may occupy the Premises for longer than one week without prior written consent of the Landlord(s).

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 as 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 in Canada, 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, there are no pets permitted. This was included in our advertisements and property descriptions and is considered agreed upon by tenants when applications are submitted.

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, 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 upon vacating, 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) 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.

12

As regulated by city fire regulations and building code regulations, key locks are not permitted on bedroom doors in R1 Zoning.



13

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 are also initially posted in designated garbage room/area and must be followed. Tenants will not allow garbage of any kind to accumulate inside 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.

15

Shoveling: Driveway plowing is arranged by Landlord/Property Management. Tenants are responsible for shoveling all exterior walkways, stairways & entrance areas ongoing to ensure safe entrance to units. 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.

16

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.

17

Maintenance & Repairs and Showings: With a minimum of 24 hours notice, access is permitted to Landlord/Property Management for regular inspection and maintenance of premises and equipment and for showings to prospective tenants and/or buyers.

18

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.

19

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

20

Internet: If internet is provided, the Tenants are liable for any misuse including but not limited to downloading of copy written materials 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. 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.

21

Parking: Limited parking, if provided, is for shared use of all Tenants of the premises/house and is to be coordinated between all Tenants with cars. Visitors/guests etc. should be asked to park on the street so their vehicles do not interfere with tenant parking.

22

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.

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

LEAD TENANT:

TENANT	NAME	SIGNATURE	DATE
1	<input type="text"/>	<input type="text"/>	YYYY / MM / DD
2	<input type="text"/>	<input type="text"/>	YYYY / MM / DD
3	<input type="text"/>	<input type="text"/>	YYYY / MM / DD
4	<input type="text"/>	<input type="text"/>	YYYY / MM / DD

