



A INTRODUCTION

1 THIS ADDENDUM is attached to and forms part of the Residential Tenancy Agreement (form #RTB-1). The combined document is hereinafter referred to as **this Agreement**. Section and subsection numbers referenced herein are those of this Agreement, unless otherwise specified.

2 AGENT OF THE LANDLORD. Multiple Realty Ltd (Branch office: _____) is the Agent of the Landlord (the “Agent”) under a property management agreement between the Agent and the Landlord covering the rental unit. The following designated agent (“**Designated Agent**”) is appointed by the Agent to take care of the account and is the person for contact for matters related to the rental unit under this Agreement - Designated Agent and contact info: [where applicable, PREC means Personal Real Estate Corporation]

3 RECORD OF OCCUPANTS. Below is a record of occupants and information associated to the tenancy that are covered under this Agreement. [“NA” means Not Applied.]

Name(s) of Tenant:

Name(s) of Additional Occupant:

Contact Info of Tenant:

Vehicle(s):

Pets:

Special Terms:

4 COSTS PAYABLE BY THE TENANT OTHER THAN RENT: [Explanatory note: This field contains costs such as shared utilities and items not covered by, or not considered as, rent. These costs are to be paid by Tenant on regular basis and are non-refundable. “NA” means Not Applied.]

5 PAYMENT BY THE TENANT BEFORE TAKING POSSESSION OF THE RENTAL UNIT:

a PART A PAYMENT - To be paid in full by due time:

Nature & Amount:

b PART B PAYMENT - To be paid in full at least TEN (10) days before start date of the tenancy.

Nature & Amount:

6 TENANT’S OBLIGATIONS UNDER SUBSECTIONS B4 AND B5:

SS B4. Late payment of rent - Gross Amount per event:

SS B5. Early Termination of Tenancy - Gross Amount:

B RENT, FEES AND EFFECT OF THIS AGREEMENT

1 EFFECT OF THIS AGREEMENT AND PAYMENT BY THE TENANT. Upon execution of this Agreement the Tenant shall pay the PART A PAYMENT in full by the time as prescribed in subsection A5a. **The Tenant hereby acknowledges and agrees that this Agreement will not take effect until the PART A PAYMENT is paid in full. Failing such payment (in the amount and by the time specified) will render the Agreement voidable at the sole discretion of the Landlord.** In addition, if PART B PAYMENT is specified under subsection A5b, such payment must be paid as specified before the Tenant can take possession of the rental unit. For the purposes hereof, payment by the Tenant means any guaranteed, irrevocable transfer of funds to the absolute control of the Agent of the Landlord.

Tenant agreement to subsection B1:

2 COST OF UTILITIES in association with the rental unit and all personal services of the Tenant shall be paid by the Tenant except for the items specifically marked as included in section 3 of this Agreement. In the event "Heat" or other features are being provided by device(s) using electricity, the heat or such features will be provided only when the Tenant is maintaining an active account to obtain electricity or power for the operation of such device(s), unless electricity is specifically marked as included in section 3.

3 PAYMENT OF RENT AND COSTS. Rent as prescribed in section 3 shall be paid by pre-authorized payment ("PAP") method on the due date and the Tenant will execute proper documents to allow the PAP to take effect. Other form of payment of rent is available but only if it is agreed upon between the Tenant and the Landlord as outlined under section G. In addition, costs as prescribed in subsection A4 if applicable, shall be paid when due or on demand. The Tenant hereby acknowledges and agrees that this clause is a material term of this Agreement.

4 UNSUCCESSFUL PROCESS OR LATE PAYMENT OF RENT. Tenant is liable to pay the appropriate amount prescribed in subsection A6 for each returned cheque or unsuccessful process of electronic transfer of funds - such amount is an agreed combined amount of late fee, service fee charged by the bank, and the administrative fee incurred by the agent of the Landlord. If a cheque is returned unpaid or an electronic transfer is unsuccessful the unpaid amount plus the amount shall be paid immediately by cash or by other cash-equivalent payment method.

5 EARLY TERMINATION OF A FIXED TERM TENANCY. If this Agreement is a fixed term tenancy and if the Tenant terminates the tenancy prior to the end of this Agreement ("early termination") the Tenant shall pay to the Landlord an amount equivalent to the appropriate amount prescribed in subsection A6 as a mutually agreed amount of liquidated damages unless the early termination is mutually agreed by the parties.

C USE OF RENTAL UNIT AND TENANT RESPONSIBILITIES

1 RECORD OF OCCUPANTS. Only person(s) listed as Tenant and as Additional Occupant named herein, and subject to any Special Terms if applicable as recorded in subsection A3, shall be the only occupants allowed to remain as resident on the rental unit. The Tenant shall use the rental unit for private residential purposes only, and not for any unauthorized, illegal, unlawful use, or for any commercial or business purposes. No public meetings or assemblies shall be held in the rental unit. No business or commercial use shall be advertised in any way on, at or about the rental unit.

2 TENANT INSURANCE AND LIABILITY. Tenant is required and hereby agrees to carry adequate insurance coverage throughout the term of the tenancy for, but not limiting, fire, smoke, and water damage and theft, on their own possessions and for any damages and injury caused to or by themselves, or to or by any third parties. Tenant may be held liable for accidental injury, accidental damage, or accidental breakage arising from the Tenant's abusive, willful, or negligent act, or omission, or that of his guests, in his use of the Landlord's property and associated services. For the purposes of the foregoing, the following shall apply:

- a The tenant will provide proof of insurance coverage to the Landlord prior to taking possession of the rental unit, or upon request by the Landlord at any time during the term of the tenancy.
- b The tenant agrees that this subsection C2 is a material term of this Agreement.

3 INTERIOR OF THE RENTAL UNIT. The Tenant acknowledges and agrees to adhere to the following and agrees not to make any changes unless prior written consent to the contrary is obtained from the Landlord:

- a Drapes or curtains of the Tenant's own are not allowed.
- b The Tenant shall not make or cause any structural alterations to be made within the rental unit.
- c Painting, papering, and any permanent redecorating of walls, ceilings, frames, doors, windows or other parts of the interior of the rental unit are not allowed.
- d Hooks, nails, tapes, or other devices for hanging pictures or plants or for affixing anything to the wall or structure are not allowed unless prior consent in writing is obtained from the Landlord. In addition, it is hereby expressly agreed by the Tenant and the Landlord that whether or not consent is in place with respect to any acts under this clause, it is the full responsibilities of the Tenant to restore to the original condition of the walls and structures at the end of the tenancy.

4 PETS. Subject to section 5, no pets of any kind shall be kept or sheltered in the rental unit except that as recorded under subsection A3, or except that is permitted in writing by the Landlord at other time during the term of the tenancy. No animals or birds shall be fed from the rental unit. In addition to the foregoing and in the event the Tenant is allowed to keep pets in the rental unit, the Tenant hereby agrees that the consent of the Landlord is conditional, in that where necessary at the time of the consent or at a later time thereafter during the term of the tenancy, the Tenant may be required to execute and agree to a separate pet addendum outlining terms that govern the keeping of pets on the rental unit or in the residential property as a whole, and that the Tenant will comply with terms of such pet addendum or the Landlord shall have the right to revoke the Landlord's consent.

5 SMOKING, CANNABIS AND ILLEGAL SUBSTANCE. It is a material term of this Agreement that smoking of any forms and growing of cannabis and any illegal substance are not allowed in the rental unit, including balconies, patios or lawn yard where such areas are part of the rental unit. For the purposes of this clause, the following shall apply:

- a Smoking of any forms includes smoking of any combustible materials and vapourizing of cannabis and any other forms of substance.
- b Growing of cannabis and any illegal substance includes the meaning of cultivating, propagating, or harvesting of such substance.

6 WATERBED AND LIQUID FILLED ITEMS are not allowed in the rental unit unless prior written consent is given by the Landlord at the sole discretion of the Landlord. [Explanatory note: Tenant may be asked to provide specifications of the item(s) being requested, and proof of tenant liability insurance covering such item with a minimum coverage of \$1,000,000 is in place.]

7 CONDUCT. In order to promote the safety, welfare, quiet enjoyment and comfort of other occupants of the residential property, the Tenant hereby agrees, under this subsection, not to disturb, harass, or annoy other occupants of the residential property or neighbors of adjacent buildings. The Tenant shall not cause or allow loud conversation, music, television, radio, or any irritating noise to disturb the peaceful enjoyment of other occupants at any time and especially, between the hours of 9:00 PM and 10:00 AM. In addition, noise of any kind, including that caused by the playing of any games or musical instruments, which in the reasonable opinion of the Landlord may be calculated to disturb the comfort of any other occupants of the residential property shall not be made by the Tenant, nor be repeated or persisted after a request to discontinue of such noise has been made by the Landlord. In the event the Tenant's persisted course of noise, disturbance, harassment or annoyance has caused other occupants to end a tenancy and vacate the residential property, the Tenant hereby agrees to indemnify the Landlord for any damage and loss of rental income due to the loss of such tenancies. The Tenant hereby acknowledges and agrees that this subsection 7 is a material term of this Agreement.

8 COMMON AREAS, STORAGE, VEHICLE.

- a COMMON AREAS are defined as areas and facilities in the residential property but outside of the rental unit. The Tenant must not misuse or cause damage to the common areas but must use them prudently and safely and must conform to all notices, rules, or regulations posted on or about the residential property concerning the use of common areas. All such use will be at the sole risk of the Tenant and their guests.
- b STORAGE IN COMMON AREAS: Tenant is not allowed to place or store any belongings of the Tenant in common areas except in specific storage area that is assigned for the exclusive use of the Tenant.
- c VEHICLES: Only vehicles registered herein are allowed and must be parked in designated locations assigned for the Tenant (eg, parking stalls). All vehicles must be in operating condition, currently licensed and insured. Automobile and other repairs are not allowed on parking lot or in common areas. Tenant is fully responsible for cleanup and restoration of any leak of fluids caused by vehicles of the Tenant and guests of the Tenant where appropriate.

9 DISPOSAL OF WASTE ITEMS. Rubbish, debris, boxes, papers, pet waste and other forms of waste of the Tenant shall not be placed or left in any part of the common areas of the residential property but shall be placed in those areas designated for waste or recycle disposal. In addition, fluid containers shall be drained and emptied and garbage and debris shall be bagged, wrapped and tied securely and in a way that is in compliance with the residential property's existing waste disposal and recycling guidelines or policies, before being placed in the approved receptacles. Any large items to be discarded, such as unwanted furniture or appliance, must be removed from the residential property by the tenant at the tenant's expense.

10 HAZARDS: FIRE, WATER FLOOD, GAS OR TOXIC LEAK. Upon discovery of a fire, or the escape of water, gas or other toxic substance starting from the rental unit or elsewhere on the residential property, the Tenant will immediately notify the Landlord (see contact information in subsection A2) or the building manager (if it is in a strata complex - see section E) of such hazard. The Tenant will also warn any other persons on the residential property threatened by the hazard. Tenant may be liable to damage incurred by hazards initiated or caused from the rental unit or from conduct of the Tenant - The Tenant is therefore strongly advised to obtain and maintain adequate tenant liability insurance coverage as per subsection C2.

11 VERMIN (PESTS). The Tenant must inform the Landlord at the earliest opportunity of the presence of vermin (pests such as bedbugs, rats, termites etc) in the rental unit or on the residential property. Should pests or vermin be discovered, the tenant will cooperate with the Landlord in treatment or eradication efforts which will be at the Tenant's expense, unless the cause of the vermin is proved to be on the part of the Landlord.

D CONDITION, MAINTENANCE AND REPAIRS OF RENTAL UNIT

1 CONTACT INFORMATION FOR EMERGENCY REPAIRS: Further to subsection 10(3), the Tenant is hereby advised that the designated contact person for emergency repairs is the Designated Agent recorded under subsection A2.

2 ITEMS EXPRESSLY SPECIFIED AS RESPONSIBILITIES OF TENANT. The following items of service, repair or replacement associated with the rental unit are hereby expressly specified to be the obligations of the Tenant:

- a Burnt-out light bulbs and fuses.
- b FOB batteries, FOB damage or key replacement, or locksmith services due to lost key or lock out.
- c All consumable items not elsewhere specified in this Agreement.
- d Blocked pipe or drainage of sink, basin, bathtub, shower plate, and toilet.
- e Repairs to appliances that are proved to be caused by error, misuse or negligence of the Tenant.
- f Stain or damage caused to the floors throughout the rental unit (include carpet or other forms of flooring). Tenant is advised to use protective devices on base or legs of furniture to prevent damage to the floor.
- g Cleaning or replacing of filters for kitchen hood fans, ventilating fans, and filter of a clothes dryer.
- h Where the rental unit contains a yard for Tenant's exclusive use, maintaining and upkeeping of flower beds, landscaping of lawn, garden and yard.
- i Where applicable, snow removal on and around the rental unit or the residential property, as the case may be, in accordance with city or municipality bylaws.
- j Where applicable, draining and emptying any outdoor faucets and/or irrigation system during winter season to prevent freezing and bursting of water pipes.

3 MOVE OUT AND CLEAN UP. Prior to moving out, the Tenant is required to clean up the rental unit (including but not limiting: bathroom, kitchen, all included appliances, window blinds, all interior flooring and, where applicable, including professional shampoo and steam cleaning of all carpet areas) by a professional cleaner or at business like professional standards; or the Landlord may arrange to clean up the rental unit on behalf of the Tenant and charge the cost to the Tenant.

E TERMS RELATED TO STRATA PROPERTY

1 If the rental unit is part of a strata complex, all terms under this section E shall apply, which is in addition to all other terms under this Agreement. [Explanatory Note: If this section E shall apply, all Tenant shall initial in the box under this section, OR write "NA" in the box if rental unit is not part of a strata complex.]

Tenant agreement to section E:

2 STRATA CORPORATION RELATED FEES. The Tenant is responsible for paying the following fees required by the strata corporation:

- a "Move-in" and "move-out" fee. If required, this fee may be charged as part of the initial funds under subsection B1.
- b Strata corporation may require refundable deposit for the actual moving process - the Tenant is required to pay for such arrangements. The Tenant is also liable to pay for any damage caused during the moving process.
- c Fees or damage outlined above may have been debited to the Landlord's account with the strata corporation. If this is the case, the Tenant shall reimburse the amount to the Landlord upon request. Failing which may constitute a breach of material term of this Agreement by the Tenant.

3 PARKING PASS, ACCESS CARD, MEMBERSHIP, ETC. Keys or other access devices to building facilities and services associated to the strata corporation (such as FOBs, visitors parking cards, membership to club house or other facilities, etc., as may be applicable): A fee per item may be charged by the Landlord to the Tenant for the cost of such items to be kept and used by the Tenant throughout the tenancy period if and as prescribed under subsections A4 and A5. For items with refundable fee the fee will be refunded to the Tenant upon return of such item in good condition.

4 RULES AND REGULATIONS attached hereto AND/OR posted in the rental unit or the building from time to time must be observed by the Tenant. If the Tenant has executed a Form K - Notice of Tenant's Responsibilities as part of this Agreement, the Tenant hereby acknowledges, confirms, and agrees with the Landlord the following:

- a The rental unit is part of a strata complex and the Tenant has the responsibilities to comply with the provisions of the Strata Property Act and the bylaws, rules and regulations of the strata corporation that are in force from time to time;
- b The Tenant has received, and reviewed copies of the bylaws, rules and regulations (where applicable) of the strata corporation related to the rental unit prior to the execution of this Agreement; AND
- c **The Tenant hereby accepts and agrees to be bound by the terms of the bylaws, rules and regulations as outlined in subsection b above.**

F MISCELLANUOUS TERMS

1 ASSIGN OR SUBLET: Subject to section 9, the Landlord has the right to assess the suitability of any potential assignee suggested by the Tenant, or the Landlord may assist in finding a suitable assignee for the Tenant using the Landlord’s usual screening standards. The Tenant hereby agrees to pay any direct cost incurred in the process (eg, cost for credit check or for services paid to third parties but not to the Landlord or his agent).

2 OVERHOLDING. The Tenant shall move out of the rental unit by the due time at the end of the tenancy as per subsection 14(6) unless the Landlord and Tenant otherwise agree in writing. The Tenant has been advised of and hereby acknowledges and understands that staying over beyond the due time by the Tenant may cause damage to the Landlord and/or any incoming new tenant, and the latter parties may have a civil right of action against the Tenant for loss and damage caused by the Tenant’s failure in vacating the rental unit on time.

3 AMOUNTS OWING BY TENANT. The Tenant hereby agrees that any funds owing by the Tenant shall be paid promptly upon request by the Landlord. The Tenant further agrees that at the end of the tenancy, the Landlord may deduct from any deposit funds held by the Landlord the following but without limiting: any rent arrears, liquidated damages, move-in or move-out fees, and any amounts owing for unpaid utilities from the security deposit, pet damage deposit, and any other deposit funds held by the Landlord. This does not limit the Landlord’s right to seek action or remedy for any amounts or claims the Landlord may have against the Tenant over and above the funds mentioned above.

4 MISCELLANEOUS. Wherever appropriate herein, the masculine may mean the feminine and the singular may mean the plural, or vice versa. Where applicable, the term Tenant used throughout this Agreement includes all Occupants on record herein and their guests. The obligations upon the Tenant shall be joint and several if there is more than one person acting as Tenant. If there is more than one person acting as Landlord (excluding its agent), the Landlord’s obligations shall be joint and several.

Agreement to section G:

G ADDITIONAL TERMS

[Not Applied unless filled in below and the box initialed by Tenant and Designated Agent.]

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