



TENANCY HOUSE RULES

These House Rules were created to provide a safe and pleasant environment for you to live in and to ensure that both the Tenant and Landlord rights are respected and maintained. Tenants must comply with the House Rules as per their lease agreement.

1. TENANT CONDUCT

Tenants must not engage in conduct that interferes with the rights of other Tenants to enjoy their apartments or cause conditions that are dangerous, hazardous, threatening, unsanitary or otherwise harmful to other tenants in the building.

Verbal threats or abusive behavior are not allowed. No weapons, fights or violence are allowed.

2. ILLEGAL ACTIVITIES

The use, selling or possession of illegal drugs, gambling, prostitution and other illegal activities are strictly prohibited and will be reported to the police.

3. ALCOHOL

Alcohol may only be consumed only inside the rental units. Absolutely no alcoholic beverages are to be consumed in any public or common areas.

4. SMOKING (INCLUDING TOBACCO & CANNABIS)

In compliance with smoking laws and regulations, smoking (including tobacco and cannabis) is strictly prohibited anywhere in the building including outdoor areas such as the balconies. If you wish to smoke please do so at least 4 meters away from the property. Anyone in violation of smoking terms will be subject to a \$300.00 fine.

5. HEALTH AND SAFETY

Smoke detectors and other fire safety equipment are provided for your safety as well as the safety of others. Tenants will not tamper with smoke detectors, alarm systems, or any building safety or security equipment. All safety equipment has been checked to insure that they are working when a tenancy begins. Residents agree to notify management in the event there is any problem with either the smoke detector, and/or emergency lighting/smoke detectors in the common hallway. In the event that any safety equipment is vandalized or removed, the tenant will be charged the full cost of repairing or replacing the items.

Tenants are required to maintain their unit in accordance with all applicable government codes (health, sanitary conditions, fire department regulations, etc.) Absolutely no trash is to be left in any public areas or thrown outside.

5B. COVID-19

Tenants are expected to follow all Nova Scotia Public Health directives to help contain the spread of Covid-19. These directives are subject to change as deemed necessary. It is the Tenants responsibility to educate themselves and to follow the directives within any Micro Boutique Living property. The following link is current and will be updated should any further changes take effect: <https://novascotia.ca/coronavirus/what-it-means-for-nova-scotians/> The Landlord will communicate with the Tenants any changes pertaining directly to our properties.

6. PUBLIC HALLWAYS

No article shall be placed in the public halls or on the staircase landings, nor shall anything be hung from the doors, windows or fire escapes. No tricycles, bicycles, scooters, baby carriages etc shall be allowed to stand in the public halls, passageways, courtyards or other public areas of the building.

7. RECREATIONAL FACILITIES

The Landlord may provide recreational facilities for tenants to socialize in. These facilities may include common indoor facilities such as lounges and storage rooms and outdoor facilities such as lawns, patios and gardens. These spaces may also be furnished with amenities for the use of the tenants. Tenants may use these common facilities for their pleasure but within the confines of the House Rules that apply to all common areas. Quiet hours enforced under the town by-laws must be adhered to. Tenants will remove any belongings and their debris from the facility after use. The Landlord may at any time open, close, assign operating hours or otherwise cancel these privileges as deemed necessary.

8. ACCESS TO APARTMENT

Tenants may not alter or install a new or modified lock on any door or window.

9. OCCUPANCY

Due to Fire Marshall Regulations the number of people in each unit cannot exceed more than 4 persons. Normally, no more than two (2) Tenants may occupy a unit at any time and then, only with the express, written consent of the Landlord.

10. VISITOR POLICY

No guest will be permitted to stay in the building, including within a tenant's apartment, unless accompanied by a Tenant. Tenants are fully responsible for the actions and behavior of their guests while the guests are anywhere in the building or grounds.

Tenant's guests are required to observe the House Rules. Management reserves the right to ban non-compliant guests and visitors who present a risk to the safety and well-being of residents and staff from entering the building at any time.

OVERNIGHT GUESTS

A guest is considered an "overnight" guest if they are not a registered Tenant and remain in the building beyond 12:01 a.m. Tenants are limited to three overnight guests per week. Tenants may submit a written request of special consideration for extended overnight guests to management.

VISITING CHILDREN

Children are not to be left unattended at any time. Tenants are held solely responsible for the actions of their children and their visitor's children and are financially responsible for any damages caused by them. Children are not to play in hallways, passageways or fire escapes at any time and are not allowed in any public area unless accompanied by a supervising adult.

11. WINDOWS, PORCHES AND BALCONIES

All windows, porches and balconies need to be kept clean and free of unsightly debris. Laundry or other articles may not be hung outside. Residents shall not store garbage, compost, or recycling bins on their balconies or porches—these should be deposited directly into the public garbage and recycling facilities provided. For safety reasons, please do not hang or place plants directly on top of balcony railings. Windows need to be kept clean.

Nothing shall be affixed to any windows or doors except for approved window coverings or blinds. No sign, notice, advertisement or illumination shall be inscribed or exposed on or at any window or other part of the building, except such as shall have been approved in writing by the Landlord.

12. REPAIRS & MAINTENANCE

Minor maintenance such as replacing burned out batteries and bulbs, resetting the power switches in the electrical panel, tightening screws on equipment used, cleaning the outside and inside of doors/windows etc is the responsibility of the Tenant.

Any major maintenance/repairs will be conducted by the maintenance team for the building. The Landlord (or their representative) reserves the right to enter the apartment to make repairs after providing 24 hour notice to the Tenant. In emergency situations the Landlord reserves the right to enter the apartment to make repairs without providing notice to the Tenant.

In an emergency please call the following:

Antigonish Location: Property Supervisor
Phone: 1-888-501-2325 Ext 108

Wolfville Location: Property Supervisor
Phone: 1-888-501-2325 Ext 114

For non-emergencies Tenants should report all repairs needed by filling out the maintenance request form online at:

Antigonish Location: Property Manager

www.microboutiqueliving.com/maintenance-request.php?location=antigonish

Wolfville Location: Property Manager

www.microboutiqueliving.com/maintenance-request.php?location=wolfville

13. DAMAGES

Except for damages caused by natural disasters or structural deficiencies, the Tenant is responsible for any damage caused to the inside of their unit regardless of how, why and by whom the damage was caused. Damage identified during the term of the lease will be charged directly to the Tenant.

Damage caused by Tenant/s to public areas will be charged directly to the responsible party. If we cannot ascertain who caused any specific damage to a public area then the repairs may collectively be charged equally to all current tenants of the building. A police investigation will also be initiated.

14. PERSONAL PROPERTY

Tenant's personal property has to be kept inside their unit at all times. Fire department regulations forbid the blocking of any public area, stairwell and doorway by any object.

15. INSURANCE

Our insurance policy does NOT cover damages to Tenants' personal property caused by fire, flood, theft or vandalism. We strongly recommend that all Tenants obtain personal property insurance.

16. PARTIES AND EXCESSIVE NOISE

The Landlord will vigorously enforce all provisions in the Nova Scotia Tenancies Act with regard to excessive noise and parties. You are bound by your lease to be responsible for the behavior of your guests and to respect the rights of other tenants. Quiet hours are from 9:00pm to 9:00am during weekdays and 10:00pm to 9:00am on weekends.

Apart from a gathering of not more than four (4) people inside a unit, Tenants shall not convene in any public part of the property for the purposes of a social event or party without the express, written consent of the Landlord.

17. SECURITY

For security purposes outside doors will automatically lock at night. You will need your pass codes to enter the building during that time. Please do not give your pass codes to others, if you do so, please note that you will be responsible for any issues arising from a non-tenant accessing the building with your codes.

18. TENANT'S RESPONSIBILITY

It is in the interests of all Tenants that these House rules are observed. If you find that other Tenants are contravening these House Rules, and you have failed in your attempts to remedy

the situation, please contact your local Property Manager. In serious situations such as loud parties, illegal use of drugs etc you should contact the police directly. All complaints made to management will be held in strictest confidence.

19. PERSONALIZING YOUR SPACE

We encourage you to make your apartment feel like your home. However, you need to do this in a way that causes no damage to any of the walls, ceilings and fixtures in your unit or you will be held responsible to pay for any repairs needed.

20. GARBAGE AND RECYCLING

All garbage and recycling must be disposed of properly in the areas indicated by your Property manager. No waste should be left in balconies, in hallways, laundry rooms, parking lot or any other public area.

21. LITTERING

Residents and guests shall not litter the common areas or grounds of the complex. We provide common area spaces for your use/enjoyment. If any common area has been used, please remove any litter as a result of your use and dispose off properly.

22. LAUNDRY ROOMS

Laundry rooms are located on most floors of our buildings. The laundry room hours are posted on the door of each laundry room. Please remove your laundry immediately after the wash/dry cycles are completed. Do not leave your laundry or any detergents/baskets in the laundry room. Do not leave any garbage or litter in the laundry rooms.

23. PARKING

All Tenants who wish to park their vehicles on the property must obtain a parking permit from the landlord as part of the lease. Vehicles with valid permits must be parked in their designated parking space. All other vehicles will be towed away. The Landlord will revoke any permit from any tenant not observing the parking regulations. No vehicle repairs (including washing of cars and changing of oil) may be done to vehicles anywhere on the property. Non-functioning vehicles may not be parked and left in the parking lot for longer than one week. All tenants that have signed up for a parking permit will also receive a separate Parking Policy.

24. SNOW REMOVAL

Tenants must cooperate with established snow removal procedures. Management will have the parking lot /driveway plowed shortly after the end of snowfall. Whenever possible, cars should be removed from the parking lot during snow removal. The Landlord is not responsible for any vehicle that is left in the parking lot after a snowfall and thus becomes 'snowed in' after the plow has gone through.

25. PET POLICY

Pets are allowed on the premises with the consent of the landlord or landlord's agent. Pets that are approved by the landlord or the landlord's agent, are permitted to live with the tenant in their

suite. No other animals are allowed on the premises. A signed pet agreement and deposit is required.

26. MAIL AND PARCEL DELIVERIES

A mailbox is provided for each tenant and a key will be provided upon move-in. You must return your mailbox key upon departure otherwise there will be a key replacement fee of \$25.

27. MOVING OUT EARLY, LEASE TRANSFERS AND SUBLEASING

Moving out prior to the expiration of a Tenant's lease does not release them or their guarantor from lease obligations. If a Tenant moves out prior to the expiration of their lease, they must notify our office in writing. The Tenant will remain responsible for payment of rent and other charges until the earlier of the original expiration of your lease, or your leasing the apartment to a sublet tenant who actually takes possession.

All subleases also need to be approved in writing by the Landlord and will incur a Subletting Fee to the Tenant. Sublease tenants also need to fill out and submit a Sublease Form found on our website.

28. SECURITY DEPOSIT REFUNDS

Units will be inspected for damages shortly after you vacate your apartment. Your Security Deposit will be returned to you in 10 days less the cost of any damages incurred. If the cost of the damage is greater than the amount of the security deposit your account will be charged the difference.

29. SALES & SOLICITING

All sales and solicitation are strictly prohibited anywhere on the property.

30. CHANGES TO RULES AND REGULATIONS

As per the provisions of the Nova Scotia Tenancies Act the Landlord reserves the right to change and/or amend these rules and regulations from time to time.

31. SUGGESTIONS

We welcome all constructive criticism of any policy we may have, and welcome your suggestions for improving the overall quality of living on our property. Please feel free to call upon or email the Property Manager with your thoughts.

It is our policy to be responsive and courteous at all times. If you feel any of our team has been rude or unreasonable please contact us at leasing@microboutiqueliving.com or call 1-888-501-2325.