**Additional Terms to the Tenancy Agreement**

The Landlord and the Tenant agree that:

1. No other persons shall occupy the premises without written consent of the Landlord.

2. The appliances indicated below are supplied, and it is the Tenant’s responsibility to maintain them in working order:

Stove, furnace, refrigerator, water heater, washer, dryer, and furniture (bed, mattress, dresser, desk).

3. The Tenant should leave the property in condition of being immediately occupied by others, or pay a 80$ charge for cleaning purposes. The Tenant’s key must be returned on the same day, following an inspection of the premises by the Landlord, or someone mandated by her.

4. The Landlord shall provide and maintain the premises in a good state of repair and fit for habitation, and complying with municipal health, safety, and maintenance standards. If the Tenant perceives any alteration on the condition of the property, immediate notice must be sent in written to the Landlord.

5. The Tenant is responsible for ordinary cleanliness of the premises, and for the repair of damage caused by the willful or negligent conduct of the Tenant, or persons permitted on the premises by the Tenant.

6. The Landlord may enter the premises following written notice given to the Tenant at least 24 hours’ before the time of entry to carry out repairs or to allow a potential mortgagee, insurer, tenant, or purchaser to view the premises. Such notice must specify the reason for entry, the day of entry, and a time between the hours of 8 a.m. and 8 p.m. Notice is not required in cases of emergency or if the Tenant consents to the entry at the time of entry. The Landlord may also enter the premises without written notice to show the unit to prospective tenants after agreement or notice of termination, provided such entry is between the hours of 8 a.m. and 8 p.m. and, before entering, the Landlord makes a reasonable effort to inform the Tenants of the intention to enter.

7. The Tenant agrees:

(a) to keep the lawn, flower beds, and shrubbery in good order and condition;

(b) to keep the sidewalk surrounding the premises free and clear of all obstructions;

(c) to take due precautions against freezing of water or waste pipes and stoppage of the same in and about the premises. If water or waste pipes become clogged by reason of the Tenant’s neglect or recklessness, the Tenant shall repair the same at her own expense as well as pay for all damage caused;

(d) to make good use of the trash / recycling / compost bins, in order to be as eco-friendly as possible, and follow the guidelines of the City of Ottawa, available at

<http://ottawa.ca/en/residents/garbage-and-recycling>

(e) to keep the stairs clean and remove snow and/or ice of the stairs and entrance. The driveway cleaning is provided by the landlord, and the remaining of the access to the house (from the driveway to the stairs) should be cleaned by the tenants. Shovels, salt and gravel are provided for the cleaning. The Tenant should use salt and gravel taking into consideration the effect they have on the ecosystem;

(f) to use at all times a mattress protection resistant to liquid spills. Failure to do so might cause the Tenant to have to replace the mattress. The Tenant acknowledges that the mattress is in good shape and not stained.

8. If, after a notice of termination made in accordance with the Tenant Protection Act, the Tenant remains in possession without the Landlord’s consent, the Landlord may apply to the Ontario Rental Housing Tribunal for an eviction order. The Landlord may also apply for compensation for any damage, as well as compensation for use and occupation after termination.

9. The Tenant shall not assign or sublet the premises without the prior written consent of the Landlord.

10. The Landlord and Tenant acknowledge that the rent will not be raised more often than once every 12 months and that any increase shall be in accordance with the annual provincial guideline unless the parties enter into an agreement for an increase in accordance with the provisions of the Tenant Protection Act.

11. If the Tenant wishes to terminate the tenancy at the end of the term, he must give notice in writing not less than 2 full months prior to the expiration of the term. If no such notice is delivered and no further agreement entered into, from the expiration on the Tenant becomes a monthly tenant, and a new lease shall be signed between the parties. A monthly tenant must give 60 days’ written notice to terminate the lease.

12. OTHER PROVISIONS

(a) The Tenant agrees to notify the Landlord of an intended absence of more than seven consecutive days and will permit the Landlord to enter the premises during the absence if reasonably necessary;

(b) The Tenant agrees to provide the Landlord with a series of postdated cheques for the term of the lease and any renewal thereof. Should any cheque be dishonored by the Tenants’ bankers for any reason whatsoever, the Tenant agrees to pay an administration fee of $ 20,00 for any such occurrence;

(c) The Tenant agrees not to alter, amend, or change the décor of the premises, including the color of the walls, without the express written consent of the Landlord;

(d) The Tenant agrees not to keep pets on the premises without the express written consent of the Landlord;

(e) The Tenant agrees not to affix adhesives neither to pierce holes to the interior walls or ceilings;

(f) The Tenant agrees to notify the Landlord, immediately in writing, of any complaints with the premises that are, or should be, the responsibility of the Landlord to remedy;

(g) The Tenant agrees not to affix satellite television receptacles to the building without the express written consent of the Landlord;

(h) Shall there be need for any major renovations during the Tenant’s term, the Landlord will notify the Tenant as soon as possible of all the details to the renovations (start and expected end dates, and the details to the services), and it is the Tenant’s discretion to decide to stay or to leave, with no penalties for either parties. The Tenant will have 5 days to decide, and if he chooses to leave, the lease will be terminated, and he will be responsible for the rent and utilities until the keys are returned;

(i) Furnace room must be kept accessible at all times, and completely free and not used as storage under any circumstances;

(j) Utilities will be paid by the Landlord. For that reason, and also to be environmentally friendly, the Tenant agrees to make good use of heat, electricity and water. The Ontario Energy Board provides guidelines for managing costs with time-of-use rates, available on-line at

https://www.oeb.ca/rates-and-your-bill/electricity-rates/managing-costs-time-use-rates

The city of Ottawa provides water conservation tips at

https://ottawa.ca/en/residents/water-and-environment/water-and-sewer-billing/water-conservation-tips

If utilities rise steeply after the start of the Tenants’ occupancy, the parties will work out an agreement to address the issue.