

## **BOARDING HOUSE RULES**

### **Boarding houses description.**

In a boarding house, a tenant rents a room, rather than the whole house. They share facilities such as the kitchen and laundry room with the other tenants.

The landlord of a boarding house is allowed to make house rules. These set out how the boarding house can be used and enjoyed, and what services will be provided. The landlord can change the rules at any time but must give each tenant at least seven days' written notice of the new rules.

### **CLEANING**

As a boarder you are required to keep your room clean, do your own dishes and clean up after yourself in the common areas. All cleaning products are supplied upon request.

### **RENT**

- Pay your rent as described in the tenancy agreement.
- Overdue rent payments may start the eviction process.

### **VACATING**

- Please provide 30 day notice before vacating.
- Leave your room clean and tidy and return the key(s).
- Provide your mailing address when you vacate so your security deposit can be returned.

### **OVERNIGHT GUESTS**

- Overnight guests may stay up to two consecutive nights not to exceed 6 nights per month.
- Advanced notice is required for all overnight guests.
- For safety reasons, names of all overnight guests must be provided to the landlord in advance

### **GENERAL RULES OF CONDUCT**

- The Resident is responsible for the behavior/ conduct of their guests while on the property
- Only people whose names appear on the contract may live at the premises.
- Guests are allowed. For everyone's safety, please notify the landlord in advance who is in the building overnight.
- Advanced notice is required before having an overnight guest
- Tenants involved in fighting will be evicted
- Harassment of any form will not be tolerated and may result in eviction
- All tenants must be respectful of other people's property.

## **ROOM FITTINGS/ FURNISHINGS**

- The residents shall accept responsibility for their room and all its contents
- Rooms are to be kept in a sanitary condition. i.e. return all dirty dishes to the kitchen.
- You may be liable for the repairs or replacement of any damage you cause
- The resident shall not paint, deface, or make any alterations to the rooms
- Permission must be received from the landlord prior to attaching anything to the walls

## **COMMUNAL AREAS AND FACILITIES**

- Communal areas are defined as all areas that tenants have access to that is not a bedroom or bathroom, or the cottage.
- Please do not leave cooking unattended in kitchens.
- Please keep all communal areas clean.
- No cooking in rooms.

## **DRUGS AND ALCOHOL POLICY**

- No smoking indoors or within 25 feet of an entrance.
- No illegal substance including Marijuana and THC.
- Marijuana use, storage and growth is prohibited at all times.
- Butts and ash must be disposed of by the smoker.
- Vaping must not contain THC or any other Federally controlled substance.
- Excessive drinking may be considered breach of other tenant's quiet enjoyment
- Drugs and any other illegal substances are prohibited on the premises.

## **SECURITY**

- You are responsible for your own personal property. Please purchase renters insurance.
- Video and audio recording is done outside the home. (front, back and side yards)
- No audio or video recording is done inside the home
- Alexa smart devices are used, which constantly listen to audio inside the home.

## **FAIR USE POLICY**

- Be courteous of fellow tenants, the communal items are there for everyone's use and enjoyment.

## **INSPECTIONS**

- Access may be required for maintenance, inspections or safety checks.
- You will get 24 hours' notice via text message/email of management requiring access to your room. Please let us know if your contact details change during your tenancy
- If you wish to be present during the access, then please let the landlord know in advance so a specific time can be arranged.