



3875 St-Urbain, Suite 501, Montreal QC, H2W-1T9

Conditions of Lease - 4906 Queen-Mary

Conditions

1. The tenants are jointly and severally responsible for the payment of the rent.
2. The landlord will provide fridge, stove, _____ They must be returned to the landlord in a clean condition. Tenants are not allowed to install their own washer/dryer/dishwasher, inside their unit.
3. For all ceramic stove tops, the tenant shall be charged \$500 for all cracks or breaks in the ceramic top.
4. The tenants cannot leave their bicycles or any other belongings in the interior staircases and/or in any common areas of the building (except the garage).
5. It is prohibited to leave bags of trash or recyclables in any common area inside or outside the building. They must be put in the designated bins in the garage.
6. It is prohibited to leave/store personal items in the common areas of the building. Management reserves the right to dispose of such items without further notice.
7. It is **absolutely prohibited** to go on the roof of the building and/or have a BBQ.
8. Tenants are not allowed to change the door lock, or add an additional one.
9. Any damages caused to the dwelling by the tenant(s) must be paid or repaired by the tenant(s). This includes clogged toilets/bathtubs, unless there is a plumbing issue (see page 2 for pricing). Any damages caused by third parties, not affiliated with the landlord, shall be the responsibility of the tenant(s). This includes broken windows and doors.
10. A service charge of \$75 will be charged for each missing/broken smoke detector. Tenants are responsible for replacement of batteries.
11. Tenants are responsible for the replacement of batteries on their digital door lock.
12. For any problems with the dwelling or necessary repairs, the tenant(s) shall create a service maintenance request in the YULiv mobile app.
13. Any unnecessary maintenance calls will result in a service charge of \$100. Please note that we are not responsible for changing burnt lights (see page 2 for pricing).
14. New window screens will not be installed on windows where one isn't already present. Only existing screens will be maintained.
15. The landlord shall provide extermination services in case of infestation. However, if the dwelling is found to be dirty in regards to trash, food being left in the open, etc..., the tenant (s) may be charged for the extermination services. Additionally, if the instructions sent prior to the treatment are not followed, the tenant(s) will be responsible for the associated invoice.
16. The tenant(s) is/are responsible for their own keys. The landlord is not obliged to **immediately** provide a replacement for a lost/forgotten key. The landlord will not be financially responsible for any locksmith called upon to unlock a door. Please see back for charges related to locks and keys.
17. The tenant must pay \$20 (administration fee) for any bounced checks (NSF) or failed EFT Transfer. The tenant is also responsible for any fees charged by his/her bank.
18. Any lease transfer and/or sublease request must first be approved by the landlord, who should be given the proper time notice, along with the applications of any possible candidates (there is a \$100 verification fee associated to lease transfers).
19. Short-term rentals by the tenant(s), such as Airbnb, are **absolutely prohibited**.
20. Any painting done in the dwelling must be authorized and approved by the landlord. The tenants are allowed two holes per room (including hallways and bathrooms) from which to hang items.



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21. Any damages caused by the installation/removal of LED strip lights will be charged to the tenant.
22. There are no pets allowed in the apartment unless approved by the landlord.
23. There is no smoking/vaping allowed inside the apartment or the building. If at fault cleaning and/or painting fees may apply.
24. The rent (other than EFT) shall be paid at the office, located in the basement of 4906 Queen-Mary. Only checks should be placed in the mailbox of the office. The landlord will not be responsible for any lost/missing cash placed in the mailbox.

Services and Prices

- The following services can be provided:
 - Replacement of a lost keys (20\$ service fee + 3\$ per key)
 - Changing the code of a digital lock (\$20 for service)
 - Purchasing and changing lightbulbs within apartment (60\$ service fee + cost of lightbulb)
 - Insulating windows with plastic (60\$ for service + 30-40\$ per window depending on size)
- The following services must and will be provided by the landlord, given the circumstance, and the tenant will be charged accordingly:
 - Cleaning services upon tenant's failure to provide a presentable apartment when given 24-hour notice of a showing (equivalent to 10% of total rent)
 - Maintenance services for clogged sinks or toilets if cause is due to tenant's negligence (150\$ service fee)
 - Painting and/or plastering due to unapproved painting by tenants (150\$-200\$ per wall)

Signature

Date: _____ / _____ / _____

Signature: _____

Signature: _____

Signature: _____

Signature: _____