



3875 St-Urbain, Suite 101, 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. The tenants cannot leave their bicycles or any other belongings in the interior staircases and/or in any common areas of the building.
4. 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.
5. It is prohibited to leave/store personal items in passages leading to emergency exits. Management reserves the right to dispose of such items without further notice.
6. It is **absolutely prohibited** to go on the roof of the building.
7. Tenants are not allowed to change the door lock, or add an additional one.
8. 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.
9. For all ceramic stove tops, the tenant shall be charged \$500 for all cracks or breaks in the glass top.
10. A service charge of \$75 will be charged for each missing/broken smoke detector.
11. Any unnecessary maintenance calls will result in a service charge of \$30. Please note that we are not responsible for changing burnt lights (see page 2 for pricing).
12. New window screens will not be installed on windows where one isn't already present. Only existing screens will be maintained.
13. The landlord shall provide extermination services in case of infestation. However, if the dwelling is found to be unclean in regards to food being left in the open, the tenant (s) may be charged for the extermination services.
14. 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.
15. 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.
16. Any lease transfer 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.
17. Short-term rentals by the tenant(s), such as Airbnb, are **absolutely prohibited**.
18. 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.
19. Any damages caused by the installation/removal of LED strip lights will be charged to the tenant.
20. There are no pets allowed in the apartment unless approved by the landlord.
21. There is no smoking allowed inside the apartment or the building.



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- 22. 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.
- 23. For any problems with the dwelling or necessary repairs, the tenant(s) shall create a service maintenance request in the YULiv mobile app.
- 24. The landlord reserves the right to update the front door lock to a digital one.
- 25. Where applicable, Interac transfers are accepted only from the following banks: BMO, RBC, TD, Scotia, CIBC.
- 26. Where internet is provided by landlord as part of lease, there may be "dead spots" for the wifi. Tenant is responsible for installing additional equipment to mitigate that issue.

**Signature**

Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

**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 (40\$ service fee + cost of lightbulb, minimum of three lightbulbs)
  - Insulating windows with plastic (40\$ for service + 30-40\$ per window depending on size)
  - Changing back door locks on the apartment (80\$, includes service, deadbolt lock and keys)
  - Installation of blinds or curtains (40\$ for service + 20\$ per window, all materials provided by tenant, minimum of 3 installations per visit)
  
- 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 (80\$ service fee)
  - Painting and/or plastering due to unapproved painting by tenants or the creation of more holes in the walls than permitted (100-150\$ per wall)