

Résidence du Campus A/S Société de gestion COGIR

SPECIAL CLAUSES – THESE CLAUSES FORM PART OF THE LEASE

Tenant name #1 :

Tenant name #2 :

Address of lease :

1620 to 1720 Père-Marquette, Trois-Rivières, Qc G8Z 4N6

Apt. : _____

GENERAL CLAUSES:

1-The Lessee agrees to abide by the following regulations as well as any others that the Lessor may at any time or in the future deem necessary for the tranquility, safety and well-being of all the tenants.

2-It is strictly forbidden to smoke in the building, whether in your room, in the common areas (living room, kitchen, bathroom, stairs or common rooms) under the Tobacco Act of the Government of Canada. Penalty for the first offense can range from \$ 400.00 to \$ 1,000.00 and can vary between \$ 1,000.00 and \$ 4,000.00 for the second offence, etc. If we find that you have smoked in your apartment you will be charged cleaning or even painting costs incurred to restore the unit. Smoking Shisha is also prohibited. Every person living in the apartment, smoking or not, is responsible for the actions of other tenants or guests.

3-The tenant must take liability insurance with a minimum protection of \$ 1 million and provide a copy of the insurance certificate to the landlord. It is also the tenant's responsibility to provide a copy of the insurance renewal at the date of expiry.

4-The tenant agrees to lodge in the room he rented. No room reservation can be deferred to the next session unless arrangements are made with the administration. The reservation will be canceled taking into account the postponement of the date. Some fees may apply.

5-Should the lease be signed by more than one person, all parties are jointly and severally responsible to respect the obligations as well as the rules and regulations which form an integral part of the lease.

6-In accordance with the regulations of the Rental Board, a tenant desiring to assign or sublet his lease must first advise the owner in writing, and must himself take the necessary steps to present the new tenant to the owner. Furthermore, administrative charges of three hundred and fifty dollars (\$350.00) are required. These charges are subject to change without notice.

7-Following the departure of the current Tenant, the Lessor has a MINIMUM of seven (7) working days to prepare the apartment for the new Tenant. The Tenant accepts this delay for the initial occupation of his apartment without requiring any monetary compensation.

8-The Administration of *Résidences du Campus* is responsible for the allocation of rooms, the tenant agrees to accept this assignment and to facilitate the integration of roommates.

9-On the first day of possession of the apartment, the Lessee must advise the Lessor, in writing, of any problems or deficiencies with the premises. Failing to provide such notice, the Lessee is considered to have accepted the apartment in its current condition.

10-The Lessee agrees to pay his rent on the first (1st) day of each month either to the designated office or by the methods of payment indicated in the lease under section "D". Should the rent payment not be made on the second (2nd) day of the current month, the Lessor shall file the Lessee with the Rental Board and all incurred costs will be charged to the Lessee.

11-The Lessee shall pay an administrative fee of \$30.00 for any cheque returned by the bank for reasons of insufficient funds or for any other reason. These charges are subject to change without notice.

12-No noise is permitted between 10:00 PM. and 08:00 AM. During all other hours, excessive noise or disturbances (sound system, TV, musical instruments, yelling or screaming, etc.) will not be tolerated.

13-Consumption of alcoholic beverages is strictly prohibited in the following locations: stair cages, entrance halls, common areas and on the grounds of the Residences.

14-Visitors must be accompanied by a resident as they are guests. They must comply with the regulations of the campus.

15-Any tenant who asks to be transferred from an apartment will have to pay an administrative fee of (\$ 50.00) and will take charge of the rehabilitation of the room / apartment in which he lived previously. Fees are subject to change without notice.

16-Apartment keys, mailbox keys, service and garage keys must be returned at the end of the lease. An eighty dollar (\$80.00) fee shall be charged for each misplaced key. These charges are subject to change without notice.

APARTMENT CLAUSES:

17-All animals are prohibited; violation of this regulation will provide cause for immediate eviction of the Lessee and claims for damages.

18-Responsibility for payment of heating, hot water, electricity and water tax is determined under section "E" of the lease.

19-Door locks must not be changed or added without the Lessor's previous written consent. In the event of an emergency, the Lessor must have a copy of all the apartment keys in order to have access to the apartment.

20-The windows must be covered only with blinds provided by the Lessor. It is absolutely forbidden to cover windows with bed sheets or paper. The Lessor reserves the right to remove any window coverings that do not conform to this clause.

21-The Lessee is not permitted to paint or wallpaper walls of the room or the apartment. The Lessee agrees to pay the Lessor all costs incurred to restore the apartment to its original condition. Such fees will be charged to the tenant at the end of the lease.

22-The tenant agrees not to hang or pin anything to the walls, trim or doors of the rented premises with nails, screws, tacks or self-adhesive hooks. All wall repairs will be charged back to the tenant (minimum charge \$ 30.00). However, reusable adhesive putty is accepted. Fees are subject to change without notice.

Initials	Initials

23-It is the Lessee's responsibility to maintain cleanliness and security of the premises by cleaning (room and common areas) and by locking the doors. Following visual inspection, if the room or premises are deemed unsanitary, procedures may be initiated with the Régie du logement.

24-It is strictly prohibited for a Tenant to alter or damage in any manner whatsoever (by drilling, repainting, recovering, etc.) the interior or exterior of the premises. It is forbidden to install or glue a carpet to the parquet flooring or to install flower boxes and antennas on the building's exterior.

25-It is strictly prohibited to install furniture, a mattress and/or curtains less than 15 cm from the heating system or the heating ducts.

26-Frying (with fat or oil) is prohibited in a cooking pan or pot ("Municipal Regulations 2007, chapter 169, s. 334") unless you have an approved GSA fryer (specifically designed for frying). These cooking appliances cannot be used in the rooms or in places other than the kitchen.

27-It is forbidden to store any materials that are flammable, toxic or hazardous in the premises as they could cause serious prejudice to the security of the building and its occupants. It is forbidden to cover or block access to the electrical panel as this may constitute a fire hazard.

28-It is strictly forbidden to use any form of barbecue in the apartments.

29-The tenant agrees to properly maintain the furniture, equipment or decorative objects at his disposal. The tenant can complement his accommodations with personal effects, furniture or other equipment. The tenant agrees to inform the administrative office of any malfunction or deterioration of the rented room and furnishings.

30-The Lessor will not be responsible for any damages, losses or injuries due to or caused by the operation of the equipment or electrical appliances. In the case where damages are caused by a third party, the Lessee will still be held responsible.

31-It is forbidden to use an apartment for commercial purposes, giving courses or lessons or for any other use that may disturb the tranquility of the other Lessees, as this contravenes existing City municipal regulations. Any offending Lessee will be taken to the Rental Board for eviction.

32-It is not permitted to install appliances (that would be connected to the plumbing) such as washers, dishwashers or washing machines in the apartments. If there is water damage in the building and it is discovered that the damage originated from your apartment and that appliances were illegally connected, you will be held liable for the cost of all repairs, labour and damages caused to your apartment and that of other Lessees.

33-The Lessee will be charged a fee for any work that he has requested from the Lessor which is not the Lessor's responsibility.

34-It is dangerous and forbidden to throw anything out of the apartment windows or door.

35-It is strictly forbidden to install an air conditioning unit in the windows of your room / apartment.

36-The Landlord is authorized to enter the apartment at any time to make any repairs and / or verification deemed necessary.

37-It is understood that should the Lessor deem it necessary to relocate the Lessee due to emergency or pertinent reasons to another apartment of the Lessor's choice and only for the period of time necessary to complete any necessary work in the Lessee's apartment, such period would be at the Lessor's expense with no additional compensation to the Lessee.

38-The present lease may be cancelled by the Lessor without compensation to the Lessee at any time the premises should require major repairs due to damages caused by fire, act of God or any other circumstances not within the Lessor's control.

39- The Lessee will collaborate and permit all repairs or pest control treatments deemed necessary by the Lessor to be done, without claiming to any reduction of rent in lieu of damages or compensation.

40-An inspection will be held +/- 1 month before the termination of your lease. Should there be damage or missing items, you will be liable for the costs (material and time). Biannual inspections will also be held during the term of the lease.

COMMON AREA CLAUSES:

41-Playing or loitering in hallways, corridors and/or staircases is prohibited. Roller blades, bicycles and skate boards are strictly forbidden in the parking areas, corridors and common areas.

42-It is forbidden to leave any items (shoes, boots, bicycles, etc.) in the corridors. The Lessee shall not obstruct or permit anyone to obstruct the lobbies, hallways or common areas of the building.

43-The Lessee shall be liable for all damages caused to the leased premises and/or equipment.

OUTDOOR AMENITIES CLAUSES:

44-it is strictly forbidden to feed or keep pigeons as pets or to consider them as pets.

45-It is understood that the Lessee must place all garbage and waste materials in small plastic garbage bags and deposit them in the garbage containers (4) for this purpose. Containers are located near blocs: 1630, 1650, 1660 and 1690.

PARKING CLAUSES:

46- Parking is owned and managed by UQTR and the lessor shall not be liable for any damages, loss or theft of the car's effects and/or injury that may occur on the parking lot.

Dated and signed at Trois-Rivières on the _____, 20____.

Tenant #1

Endorser

A/s Société de gestion COGIR /Residence du Campus