

Lease # _____ Bylaws

The Landlord and Tenants hereby agree to below lease conditions:

- 1- Tenants are jointly and severally responsible for the payment of the rent.
- 2- The apartment and appliances must be returned to landlord in clean condition. Tenants are not allowed to install own washer/dryer/dishwasher, inside their unit.
- 3- Unless stated otherwise, the tenant(s) is/are responsible for cleaning and removing snow from the stairs and balconies.
- 4- Tenants are not allowed to change the door lock or add additional locks.
- 5- It is prohibited to leave/store personal items in passages leading to emergency exits or common areas. Management reserves the right to remove and dispose such items without further notice.
- 6- The temperature inside of the dwelling must be kept at minimum 18 degrees Celsius in order to prevent freezing of pipes. If found negligent of this condition, tenants will be held liable for any resulting damages.
- 7- Tenants are financially liable for any damage caused to the dwelling either by themselves or their guests/visitors. This includes clogged toilets/bathtubs/sinks (unless there is a plumbing issue not caused by tenant actions), broken doors, windows, holes in walls or any other damage. (see price list)
- 8- If the washing machine or dishwasher filter becomes clogged due to improper use of the machine, tenants will be assessed a cleaning fee. (see price list)
- 9- If smoke detector(s) are removed and found broken or missing, the tenant will be assessed a fee. (see price list)
- 10- Tenants will be given keys to the apartment at occupancy, and they will be responsible for them. Landlord is not obligated to immediately provide a replacement for lost or forgotten key. Landlord is not financially liable for any locksmith called upon to unlock a door. At the end of lease, all keys must be returned to landlord, subject to \$10 fee for each none-returned key.
- 11- Only existing window screens may be repaired. If a window does not have a screen, we will not install a new screen.
- 12- Landlord will provide extermination service in case of infestation. However, the tenant will be held liable if the apartment is not maintained in clean condition leading to the problem. Tenants are strongly advised not to bring in any furniture found on the sidewalk/left outside as it may introduce insects/bugs leading to heavy extermination expenses.
- 13- Any subletting/assignment request must be approved by landlord who should be given proper time notice along with the application of potential candidate. There is a \$100 verification/administrative fee per request.
- 14- Any painting done in the dwelling must be authorized and approved by the landlord in writing. The apartment will be delivered in same condition as it was visited prior to signature of the lease. The landlord will not paint the apartment.
- 15- Smoking of any kind is prohibited in the apartment including cannabis.
- 16- No pets allowed in the apartment unless authorized in writing by landlord.
- 17- The rent is payable on or before the 1st of each month. If paying cash, prior arrangement should be made as to time and place of pick up or drop off, otherwise it should be sent by email-interac to hamid@ascenture.ca
- 18- For all maintenance and repair requests, Tenants must raise a detailed task with pictures on the MTLPADS portal/app. **In case of emergency** by phone/sms to Hamid Nobakht 514-603-9538, Omid Nobakht 514-952-9538.
- 19- Tenants are responsible for maintaining Smoke Detector batteries and for changing or replacing burnt light bulbs.
- 20- Tenants must maintain a Renters Insurance Policy at their expense and provide a copy of the policy to landlord.
- 21- The apartment cannot be used for any commercial activity including organized events or parties.
- 22- No right of access to backyard at any time by anyone unless stipulated otherwise in lease.
- 23- No right of access to building rooftop under any circumstances.
- 24- No short-term leasing of any kind such as AirBnB or the likes.
- 25- Where Internet is provided by landlord, illegal download of copyrighted content is strictly prohibited and subject to fines and prosecution.
- 26- Garbage/Recycling must be placed near sidewalk inside approved bags or containers after 9pm **prior** to collection day. Collection schedule can be obtained by entering your postal code at following link:
<https://servicesenligne2.ville.montreal.qc.ca/sel/infocollectes/?lang=en>
If items are placed too early or late, the city will impose a fine and the tenants will be charged accordingly.
- 27- Tenants hereby authorize and give consent to receive any notice relating to the lease (including without limitations: Releve 31, Lease Renewal Notice with rent increase, etc.) any and all documents, or communications requiring proof of reception, for the duration of the current lease and its subsequent renewals, starting on the day of signature of this authorization. Tenants will be responsible of informing the Landlord of any change of email address and to provide the new address without delay.

Signature

Services and Prices

The following services can be provided:

- Replacement of lost keys (\$40 service fee + \$3 per key)
- Changing the code/battery of a digital lock or smoke detector (\$40 service fee + cost of battery)
- Purchasing and replacing lightbulbs (\$40 service fee + cost of lightbulb(s))
- Insulating windows with plastic film (\$40 service fee + \$40 per window)
- Changing back door lock of the apartment (\$80, includes service, lock and 1 key)
- Installation of blinds or curtains (\$40 service fee + \$20 per window, all materials provided by tenant, minimum fee \$100)
- Installing door handle locks for bedrooms. (\$75 per lock includes 1 key)
- Cleaning service for the apartment Kitchen, Bathrooms, Bedrooms (TBD upon request)

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 the monthly rent)
- End of lease cleaning fee if the apartment is not returned in same condition as received at beginning of lease. (Equivalent to 10% of the monthly rent)
- Maintenance services for clogged sinks, toilets, filters if caused by tenant's negligence. (\$80 service fee + cost of parts/materials)
- Painting and/or plastering of surfaces without Landlord's prior approval (\$150 per wall)
- Missing or broken smoke detector (\$75 per detector)
- Other damages (TBD after evaluation and appraisal)