

ROYAL REALTY - HOUSE RULES

Reasonable Rules and Regulations

Our house rules are designed with you in mind. Our goal is to maintain a nice place to live, minimize potential hazards and ensure the quiet enjoyment of the residents in our community.

Smoke Free Policy – A note on tobacco and nicotine use

This property is transitioning to a smoke free building and has implemented a Smoke Free Policy. There may be tenants that predate the current policy and therefore are allowed to smoke tobacco and other nicotine products in their units. All tenants are prohibited from smoking in interior common areas and within five (5) metres of windows and entrances/exits. A copy of our Smoke Free Policy is available from your Resident Manager upon request.

Cannabis

Regardless of the legalization of Cannabis by the Federal and Provincial Governments, the growing of Cannabis plants and the smoking of Cannabis will continue to be **prohibited anywhere on the property**. However the consumption of other forms of Cannabis will be permitted so long as it doesn't produce smoke, vapour or odor. Again, Tenants who require the use of Cannabis for medical purposes are permitted to consume Cannabis so long as it doesn't produce smoke, vapour or odors.

“Smoke” or “Smoking” means inhaling, exhaling, burning, diffusing, evaporating or carrying any lighted or heated cigar, cigarette, or pipe, or any other lighted or heated Cannabis or Cannabis product intended for inhalation, whether natural or synthetic, in any manner or in any form. “Smoking” also includes the use of an electronic smoking device, which means any device that can be used to deliver aerosolized or vaporized Cannabis to the person inhaling from the device, including, but not limited to, an e-cigarette, e-cigar, e-pipe, vape pen or e-hookah.

Pest Control Program

Successful pest control is a partnership between the Landlord and the Tenant. All Tenants are required to report pests and follow our pest control policies. A pro-active comprehensive pest control program benefits everyone. Failure to comply with the policies of our pest control program may lead to charges to the tenant and/or eviction.

Light Bulbs: All appliance and light fixture bulbs are the responsibility of the Tenant.

Parking:

Be sure to park in your assigned stall only. Vehicles parked in unauthorized locations will be towed at the owner's expense. If you find someone parked in your stall notify your Resident Manager. Please do not park in the contractor parking area.

Visitor Parking:

There are ten (10) visitor parking stalls located in the front of 2331 Pembina Highway. There is no charge during the day for visitor parking; however, there is an overnight charge of \$2.00, which must be paid prior to overnight parking. This can be paid at any time by depositing \$2.00 in an envelope, along with the License Plate number, Suite Number, and Make of Vehicle into the mail slot outside the Resident Manager's office door. Anyone who doesn't pay may be towed at the vehicle owner's expense.

Garbage

Do not discard household furniture on the property or in the dumpster. The garbage collector will not empty a dumpster that has furniture next to it or in it. A minimum \$100 fee will be charged to tenants to remove their abandoned property.

Appliances

Only Landlord supplied appliances are allowed. Tenants wanting to operate and/or install additional appliances must submit a written request to Royal Realty and receive written approval with installation instructions from Royal Realty. Examples of additional appliances include: dishwashers, freezers and additional air conditioners.

Window coverings

Only proper window coverings are allowed. No flags, blankets or tinfoil are to be displayed. All tenant supplied curtains must be at least four (4) inches above the baseboard heaters.

Barbecues and flammables

No barbecues nor any other items or chattels are allowed on any part of the property. No propane or gas may be stored anywhere in the buildings or on the property.

No Yard Sales

Chattels - No chaining items to railings or fencing.

Bicycles

There is a bike rack for you to use at your leisure. Tenants that wish to bring their bikes in and out of the complex please do so with care. Tenants are responsible for any damage and cleaning caused by a Tenant's or guest's bicycle. If bicycles are brought inside they must be kept in the Tenant's suite and not in the hallway or common areas.

Lock-outs:

If you lock yourself out of your apartment and the Resident Manager needs to open the door for you, you may be charged a fee of \$20.00. If your building uses the numbered Restricted Key system for the Building Entry Keys, you will be only issued one per tenant. Should you lose your key, or request an extra key for anyone who isn't listed on your Tenancy Agreement, there will be a \$50.00 fee.