

**Porta Rossa Properties**  
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<b>TENANT RULES AND REGULATIONS</b>
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Privacy and convenience are best achieved by people living together with some mutually agreed upon understandings. These understandings have been set out as the following rules designed to help maintain community appearance and tranquility. We use these rules as little as possible but they are there to protect you and use if need be.

1. **SMOKING:**  
**Smoking is not permitted within any of the buildings on the premises at any time.**
  
2. **ANIMALS:**  
**No pets or animals of any sort shall be allowed or kept in or about the premises at any time except as explicitly approved via a Pet Application.**
  
3. **COMBUSTIBLES:**  
No storage of any combustibles or offensive goods, provisions, or materials, shall be kept in the premises or building by the Tenant(s).
  
4. **GARBAGE.**  
All refuse shall be securely wrapped and tied before being placed in garbage cans. Where garbage chutes are provided, only refuse securely wrapped shall be placed into the garbage chutes. Bottles and newspapers should be placed neatly in a designated area. .
  
5. **CONTAINER EXPLOSION:**  
Bottles and pressurized cans shall be placed in the garbage containers and not down garbage chutes.
  
6. **HALLS:**  
The hallways, passages, and stairs of the building in which the premises is situated shall be used for no purpose other than going to and from the premises and Tenant(s) shall not in anyway encumber with boxes, shopping carts, or place or leave rubbish in the area used in common with other Tenant(s). In accordance with Fire Regulations, halls must be kept free of all rubbers, mats, baby carriages, etc, and fire fighting equipment must not be interfered with.
  
7. **BOOTS AND RUBBERS:**  
Boots and rubbers shall be removed at the entrance to the building and taken into the Tenant(s) premises.
  
8. **ALTERATIONS:**  
No alterations, painting or redecorating shall be done by Tenant(s). Wallpapering is not permitted under any circumstances.

9. NAILS:

Tenants are permitted to use small finishing nails or nail supported hooks as a means to secure pictures on walls. Tenant(s) are not permitted to drive screws, hooks, etc. into or otherwise mutilate the walls, floors, ceiling or woodwork in the premises. The use of glue-on or self-adhesive picture hangers is not permitted.

10. LOCKS:

No additional locks shall be placed upon any door of the premises without the written consent of the Landlord.

11. WINDOWS, BALCONIES:

Tenant(s) will not shake, clean or hang any laundry, rugs, mats, clothes, bedding, etc, from windows, balconies or landings; nor shall any objects whatever be thrown or swept from windows or balconies. No flower boxes or other objects are to be placed on window ledges or railings.

12. WATER:

The water shall not be left running unless in actual use. To prevent flooding, shower curtains must be put inside the bathtub or tub enclosure is to be closed.

13. HEATING:

The Tenant(s) and those occupying under this lease shall not interfere with the furnace heating apparatus or with the lights of the building which are not within the premises.

14. CHILDREN:

Children are not allowed as Tenant(s) of the premises except where the Owner has given its written consent. Children are not permitted in the laundry room at any time. Children are not permitted to be unattended in common areas at any time (children being any person under the age of 18 years).

15. LAUNDRY:

The Tenant(s) shall have the right in common with other Tenant(s) to use the laundry room and equipment. Tenant(s) shall use the laundry room at their own risk. The laundry room as well as the appliances, tables and sinks shall be left in a clean and proper condition after use.

16. WIRING:

No wires for electric lights, television or radio connections or otherwise are to be introduced, nor the position of any existing wires altered, and the telephone shall be permitted only at the place in the premises provided for the same.

17. NOISE AND DISTURBANCES:

Tenant(s) will not do or permit to be done in their premises or in the building anything that is likely to disturb or be a nuisance to the other Tenant(s) or neighbours. In particular, Tenant(s) shall not allow the noise of their radio, T.V., musical instruments, cars, or guest(s) to disturb other Tenant(s) during the day or night.

18. OTHER RULES:

Tenant(s) will obey any rules posted regarding the use and care of the building, parking lot, laundry room and other facilities such as swimming pool, playground. etc. that are provided for the use of Tenant(s).

19. DRAPES:

Drapes, when provided by the Landlord, are not to be removed or replaced by Tenant(s). Tin foil is not permitted on the windows.

20. SIGNS:

Tenant(s) shall not display any signs, exterior lights or markings on the premises, and no awnings or other projections shall be attached to the outside walls of the building of which premises is a part.

21. PLUMBING AND ELECTRICITY:

Toilets, basins, etc. shall not be used for any purpose other than those for which they were designed, nor shall any sweepings, rubbish, rags or any other improper articles be placed into same. The electrical system shall not be overloaded by Tenant(s). Any damage resulting from, misuse of the aforementioned facilities, shall be corrected by Landlord at the expense of Tenant(s).

22. LOCKS AND KEYS:

Tenant(s) are prohibited from changing or in any way altering locks installed on the doors of the premises. There shall be a charge made for lost keys or keys which Tenant(s) fail to return. In the event Tenant(s) shall be locked out and shall require services of Management on opening premises, Tenant(s) shall pay a charge to be determined at the time for each such occurrence on holidays, Saturdays, and between 5:00 p.m. and 5:00 a.m. weekdays, providing management at its option is able to provide such service.

23. DELIVERIES/MOVING:

The delivery of furniture/large items to and from the premises is permitted only between 9 a.m. to 5 p.m. daily except Sundays and holidays. Removal of all packing cases, barrels, boxes and any other goods or materials used in moving will be the responsibility of Tenant(s). Such items are to be flattened and disposed of in the designated area. Prior arrangements must be made should an elevator be required and put on service.

24. APPLIANCES:

Tenant shall not install major appliances of any kind within, on, or about the premises without the Landlord's written consent.

25. ANTENNAS/SATELLITE DISHES:

Radio/television aerials or satellite dishes shall not be placed or erected on the roof, balcony or exterior of the building. Amateur radio transmission is prohibited within the development.

26. PARKING:

Tenant agrees to abide by the parking regulations which may be established from time to time by the Landlord, and if the Landlord has designated a space to park, Tenant shall park only in the space provided and shall notify all guests of the regulations regarding parking, and to require guests to abide by such parking regulations. Vehicles are not to be backed into parking stalls, if applicable. Unlicensed, uninsured and/or inoperable vehicles parked on the Landlord's property will be removed at the Tenant's expense.

27. OTHER VEHICLES:

No boats, trailers, campers, motorcycles, or vehicles larger than a passenger automobile will be permitted within the development of which the premises is a part. Moreover, any type of non-operative vehicle will not be permitted within the development of which the premises is a part and any such vehicle or any of the properties mentioned in the preceding sentence may be

removed by the Landlord at the expense of the Tenant owning the same for storage or public or private sale, at the election of the Landlord, and the Tenant owning same shall have no right of recourse against the Landlord therefore. No repairing of automobiles, trailers, boats, campers, or any other property of Tenant will be permitted on the property.

28. STORAGE:

No lighted candle or lamp shall be taken into storage areas. No goods or materials of any kind or description that are combustible or would increase the fire risk shall be stored herein and the Landlord will not be responsible for any loss or damage thereto by fire, theft, or otherwise.

29. COLD TEMPERATURES:

Tenant is advised that throughout the winter season it is imperative that windows and balcony doors be kept securely closed when the outside temperature is below freezing. Failure to do so may result in the freezing and/or bursting of heating pipes. This will result in flooding of the suite (and possibly other suites). **DAMAGES RESULTING FROM FROZEN WATER PIPES ARE THE FINANCIAL RESPONSIBILITY OF THE TENANT.**

30. WINDOWS AND BALCONY DOORS:

Should be closed at any time when the premises are left unattended. This will prevent any inadvertent flooding because of rains. Should drapes, carpeting, or any other part of the premises or property become damaged as a result of an infiltration of water through open doors or windows the resulting damages will be the financial responsibility of the Tenant involved.

31. GUESTS:

Tenant(s) shall be responsible and liable for the conduct of their guests. Acts of guest(s) in violation of the Lease or these Rules and Regulations shall be deemed a default by Tenant.

32. NEW RULES:

The Landlord may from time to time make such other and further reasonable rules for the care and cleanliness of the building and grounds and for the comfort and convenience of the Tenant; and the Tenants, their families, visitors and guests shall obey such rules.

33. The Landlord reserves the right to cancel and terminate this lease within three days of the lease being signed by the Tenant, whether or not the Tenant has occupied the premises, if the Landlord in his sole discretion so decides.

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Signature of Landlord

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Signature of Tenant

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Signature of Tenant