

1645 Simcoe St N. Lease Addendum:

1. A refundable deposit of \$150.00 is required for the FOB (access key) + mailbox key. In the event of FOB is lost, the replacement cost is \$150.00. In the event the mailbox key is lost, the replacement is \$150.00
2. The guarantor's responsibilities do not expire at the end of this lease, only at the tenancy expiration
3. No smoking anywhere inside the building including the room, suite, and common area of the building
4. No small appliances ie. Microwave, kettle, etc are permitted in the rooms due to fire hazard and safety reasons
5. No pets are permitted in the room, unit or premises
6. Tenant to arrange MOVE IN and MOVE OUT times with superintendent. Tenant shall be responsible for any damage to the common areas caused by the MOVE IN and MOVE OUT.
7. Tenant is advised that despite the inclusion of noise control features within the building units, sound levels from increasing road traffic on Simcoe St. N may continue to be of concern, occasionally interfering with some activities of the dwelling occupants as the sound exceeds the Ministry of Environment's noise criteria
8. In order to achieve a suitable indoor noise environment, windows may have to remain closed; therefore, this dwelling unit has been equipped with a central air conditioning system.
9. Storm Water Drainage may occasionally experience sustained periods of ponding storm water on the property that may impact the use and enjoyment of the property
10. Tenant agrees the payment on the 1st of each month by process of (PAD) Pre-Authorized Debit with copy of void cheque and signed PAD form. 2345703 Ontario Inc. authorized 1363669 Ontario Inc. to process the (PAD) Pre-Authorized Debit payment on behalf of 2345703 Ontario Inc.
11. Tenant is not permitted to place personal belongings or personal furniture in any of the common areas (Kitchen, Living Room, and Dining Room) without the written consent of the other tenants in the unit
12. If the Tenant has signed a lease two years or longer, the Tenant has the option to opt out and terminate the lease 60 days before every one year lease interval.
13. The tenant agrees to schedule a move out inspection with the superintendent prior to move out.
14. The tenant agrees to move out of the unit 7 days prior to the end of the lease term to allow for proper inspection and cleaning of unit and suite. ☐

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I have read and agreed to all of the conditions to the lease as stated above and they have been explained to me by a CPPI Group representative.

IN WITNESS WHEREOF the parties hereto have executed these presents:

Per: _____ (Tenant) _____ (Date)

Per: _____ (Guarantor) _____ (Date)

Per: _____ (Landlord) _____ (Date)