

RESIDENTIAL TENANCY AGREEMENT

The tenancy created by this Residential Tenancy Agreement is governed by the Residential Tenancies Act and if there is a conflict between this Residential Tenancy Agreement and the Act, the Act prevails.

This Residential Tenancy Agreement created on

_____ BETWEEN:

CIR REALTY, Property Management
(for the owner)

130, 703 64 Avenue SE

Calgary, AB T2H 2C3

(Hereinafter referred to as "Landlord"
OF THE FIRST PART

(hereinafter either individually or collectively referred to
as "Tenant"
OF THE SECOND PART

1. PREMISES

The Landlord hereby leases to the Tenant the residential premises described as follows: _____

in the city of _____ in the Province of Alberta _____ (hereinafter referred to as "premises") for use and occupation as residential premises only, subject to the terms and conditions hereinafter set forth.

2. TERM

FIXED TERM TENANCY

The Tenant shall occupy the Premises for the fixed term of _____, beginning at 12:00 o'clock noon on the first day of _____ and expiring at 12:00 o'clock noon on the last day of _____. **In addition, the tenant will occupy the premises from _____ to _____ (rent for this period as indicated in SCHEDULE G).**

3. RENT

The Tenant shall pay to Landlord monthly, in advance, without setoff, deduction or abatement, during the term hereby granted, a monthly rent consisting of:

\$ _____ per month for the term of the lease

\$ included **Parking:** _____ **Other:** _____

Rental Rate:

\$ _____ per month for the term of the lease being the total monthly rent (hereinafter called "rent").

The total monthly rent shall be due and payable in advance on the first (1st) day of each and every month during the term of this Residential Tenancy Agreement. *The Tenant shall pay a pro-rated monthly rent of \$ _____, as outlined in Schedule G.* The Tenant agrees to pay a late collection fee of \$25.00 per day for payments of rent received after the first day of each month, and a fee of \$75.00 per cheque for returned cheques.

Tenant Initials _____ Tenant Initials _____ Tenant Initials _____ Tenant Initials _____

4. SERVICES AND UTILITIES

In addition to the rent, the Tenant shall be responsible for and pay when due all charges for services and utilities related to the premises, as indicated as follows:

Cable TV	☐	Internet	☐	Heat	☐	Water	☐
Electricity	☐	Telephone	☐	Tenant Insurance	☐		

5. SECURITY DEPOSIT

The Landlord hereby acknowledges receipt of the sum of _____ from the Tenant as a security deposit to be held by the Landlord subject to the following conditions:

- A. The Landlord shall pay to the Tenant interest on the amount of the security deposit as prescribed by law, at the termination of tenancy. It is noted that the current interest rate in Alberta is 0%
- B. The Landlord may deduct from or apply the security deposit and accrued interest for the following:
 - I. repairing any damage to the premises, furniture, fixtures caused by the Tenant and Tenant's guests;
 - II. cleaning the premises, including cleaning of the drapes and carpets;
 - III. payment of rent owing to the Landlord by the Tenant; and
 - IV. the discharge of any other obligations or liabilities of the Tenant respecting the premises.
- C. The Tenant agrees that any security deposit refundable to the Tenant may be paid by the Landlord to any of the tenants or to all names shown as tenants.

6. CARE OF PREMISES

6.1. The Tenant covenants to:

- 6.1.1. Pay the rent and all other charges when the same become due;
- 6.1.2. Not perform any illegal acts or carry on an illegal trade, business or occupation in the Premises, the common areas, or the property of which they form a part;
- 6.1.3. Not endanger persons or property in the Premises, the common areas, or the property of which they form a part;
- 6.1.4. Not do or allow any damage to the Premises, the common areas, or the property of which they form a part;
- 6.1.5. Not change, replace, or add any locks to the Premises without the prior written consent of the Landlord;
- 6.1.6. Maintain the Premises and any property rented with it in a reasonably clean condition;
- 6.1.7. Vacate the Premises at the termination of the tenancy.

6.2. During the term of the tenancy:

- 6.2.1. The Tenant shall be responsible for taking good and proper care and keeping the premises, furniture, appliances and all property of the Landlord in clean condition and in working order;
 - 6.2.2. The Tenant shall not decorate, redecorate, wallpaper or make any alterations to the Premises without the consent of the Landlord.
- (Section 21 of the Act)

7. DAMAGE

Provided that the costs below are incurred as a result of the negligence or willful misconduct of the Tenant or any other person or persons invited on the premises by the Tenant, the Tenant shall be responsible for:

- 7.1 The costs of repairing plugged toilets, sinks, dishwasher, drains and the cost of all damage resulting directly or indirectly there from;
- 7.2 The cost of replacing or repairing windows, screens, light fixtures, bulbs, fuses, damaged, broken or removed during the tenancy;
- 7.3 Repairing any damage caused by windows and doors left open to inclement weather;
- 7.4 the cost of cleaning, repairing and replacing soiled, stained or damaged floor coverings and

draperies,

7.5 the cost of any other repairs or replacements to the Premises or the common property of the Premises due to Tenant neglect or willful damage by the Tenant or guests.

8. TENANT'S INSURANCE

It shall be the responsibility of the Tenant to insure the Tenants property on the Premises, against damage or loss to such property caused by fire, theft and any other perils which cause damage or loss. The Tenant shall obtain and carry general comprehensive liability insurance of not less than \$1,000,000.00 coverage against willful or negligent acts or omissions by the Tenant or persons for whom the Tenant is responsible. **A copy of Tenant Insurance is required at Move-In.**

9. FIRE SAFETY

The Tenant shall at all times exercise and take reasonable precaution to protect the Premises against fire and shall not keep or store, or suffer or permit to be kept or stored in or on the Premises any inflammable oils, substances, or materials, or carry on any activity whatsoever to be contrary to any municipal by-law.

10. WAIVER AND INDEMNITY

The Tenant hereby waives and releases the Landlord from any liability for damage or loss to any persons or property which occurs in connection with the Premises, the building and its facilities, grounds or parking lot. The Landlord shall not be responsible for any loss of the Tenant's property in the Premises or stored in the building. The Landlord is not responsible for damages, inconvenience or fumigation costs due to insect infestation.

The Tenant hereby indemnifies and saves harmless the Landlord for and in relation to any and all damage or loss caused by the Tenant or Tenant's guests or invitees, through neglect, misuse or carelessness and the Tenant shall indemnify and save harmless the Landlord for and from all actions, causes of action, or claims for damage or injury of any nature, kind and description whatsoever, arising out of or in connection with the Tenant's occupation of the premises, or the facilities, parking areas and grounds located in, upon or associated with the premises.

11. SUBLET AND ASSIGN

11.1. The Tenant shall not, without prior written consent from the Landlord, assign or sublet or part with possession of the Premises or any part thereof, and the Landlord shall not unreasonably or arbitrarily withhold consent.

11.2. Unless the Landlord and Tenant agree otherwise, the Landlord reserves the right to serve a notice to vacate on any person occupying the premises other than the Tenant.

(Sections 22 and 36 of the Act)

12. PETS

No pets or any other animals shall be allowed on the Premises, unless the Landlord has provided written consent to the Tenant identifying the pets the Landlord agrees to allow on the Premises in a Pet Addendum attached to and forming part of this Agreement. Any breach of this paragraph by the Tenant will be a substantial breach of this Agreement and may result in the termination of the tenancy created hereunder.

(Section 29 of the Act)

13. USE

The Tenant shall use the Premises for residential purposes only. The Tenant shall not allow the premises to be used for any illegal or immoral purpose.

14. COMPLY WITH LAWS

The Tenant shall comply with all health, fire and other regulations and requirements of competent authorities. The Tenant shall not do anything to create or allow a health, fire or other hazard to exist.

15. NO REPRESENTATIONS

Subject to the Act, the Premises are taken by the Tenant without representation, warranty, or warranties of any kind other than those contained in this Residential Tenancy Agreement. This document replaces all prior agreements.

16. IF YOU BREAK THE AGREEMENT

In the event that the Tenant vacates the premises before the end of the term, the Tenant will be charged a re-rental fee of _____ plus the cost of advertising, and will also be responsible for

paying the rent and all tenant-paid utilities detailed in section 4 until the end of the Residential Tenancy Agreement term, or until a suitable new tenant is found to occupy the premises.

17. OTHER OCCUPANT

Only the Tenant and _____, together with any natural increase in the Tenant's family, may occupy the Premises, for a period of time greater than one (1) calendar month (defined as the period from the first day to the last day inclusive of any calendar month), unless the Landlord consents in writing to the occupation of the Premises by some other or an additional person or persons. Visitors are limited to 30 days occupancy unless otherwise authorized.

18. NO SMOKING

Smoking is not permitted in the property as explained in Schedules D & E.

19. ENTRY BY LANDLORD

The Tenant shall permit the Landlord or its agent or agents at all reasonable times and upon not less than twenty-four (24) hours' written notice (unless otherwise agreed to by the Tenant) to enter upon the Premises between the hours of 8:00 am and 8:00 pm to:

- a) Inspect the state of repair of the premises;
- b) Make repairs to the premises;
- c) Show the premises to prospective purchasers of the premises;
- d) Show the premises to prospective tenants after a notice of terminations has been served.

Provided however, in the event of a situation deemed by the Landlord to be an emergency or if the Tenant appears to have abandoned the Premises, the Landlord shall be immediately entitled to enter the Premises. The Landlord must also comply with the provisions of s. 23 of the Residential Tenancies Act. (Section 23 of the Act)

20. SCHEDULES

The following schedules are attached to and form part of this Lease as fully and effectually as if they were incorporated into this Lease:

- Schedule "A" - Rules & Regulations
- Schedule "B" - Maintenance & Repairs Responsibility Schedule
- Schedule "C" - End of Lease Cleaning Requirements
- Schedule "D" - Smoking Addendum
- Schedule "E" - Cannabis Addendum
- Schedule "F" - Move In and Move Out Addendum
- Schedule "G" - Additional Rent Addendum
- _____
- _____

1. The covenants herein contained on the part of the Landlord or the Tenant to be paid, performed or observed shall be and shall at all times be construed to be the joint and several covenants of all of the persons being the Landlord or the Tenant, as the case may be.
2. The terms of this Agreement are in addition to those implied covenants of the Landlord and Tenant set forth under the Act and where any term hereof is contrary to such implied covenants, the Act shall be paramount in all respects. Any such contrary provision hereof shall be deemed amended to comply with the Act and such contrary covenant, whether illegal or otherwise, shall not affect the enforceability of the remainder of this Agreement.

SCHEDULE A

Rules and Regulations

The Tenant and Tenant's guests and invitees will observe and comply with the Landlord's Rules and Regulations which form a part of this Residential Tenancy Agreement, with such reasonable variations and modifications as may be made by way of reasonable written notice from the Landlord to the Tenant.

- a. Responsibility: The Tenant is responsible for the costs of repairing, or replacing plugged toilets, sinks, light bulbs, broken appliances and fixtures, and the cost of cleaning, repairing or replacing damaged or stained floor coverings, counter tops, doors or other finishes in the premises or common areas.
- b. Keys and Locks: Alterations, replacement of locks or installation of bolt, knockers, mirrors, or other attachments to the interior or exterior of any door require the consent of management. After consent is given by the Landlord, the Tenant is required to furnish management with a key for any locks installed or changed by the Tenant.
- c. Lock Outs: The Tenant(s) will be responsible for any locksmith charges to admit Tenant(s) who have locked themselves out. An additional charge of \$100.00+GST may be applied, if the Landlord's Agent's assistance is needed in the re-entry process.
- d. Moving: In apartment buildings, household furniture and effects of the Tenant shall not be taken into or removed from the premises, except at such times and in such manner as may be previously consented to and approved by the Landlord/Building Management Company.
- e. Refrigerators: Your refrigerator may require defrosting regularly to prevent frost build-up on the freezing compartment. Do not use any type of sharp instrument to pick or scrape off ice. This action can easily puncture the freezing compartment causing a loss of refrigerant and requiring replacement at your expense.
- f. Disturbances and Noise: The Tenant will not make or permit any disturbances or noise by occupants and visitors in the building.
- g. Parking: Parking places provided are for private licensed passenger vehicles of Tenants. Vehicles must be headed into the curb and parked within marked lines. "No Parking" area must be observed. Trucks, trailers or buses may be parked only with written consent of the management. Any unregistered or illegally parked vehicles will be towed away at the owner's expense.
- h. Garbage Room: Please keep the premises clean by using the garbage room provided in each building (where applicable). Where garbage is stored outside, it is imperative that all garbage be wrapped, put in bags and placed in the metal containers provided. Garbage must not be left in the halls at any time.
- i. Awnings: Awnings, shades or other equipment will not be permitted on the exterior of the building.
- j. Children: Children are not permitted to play in the halls, stairways, parking areas or anywhere in or around the buildings where they may endanger themselves or unnecessarily disturb residents. Organized games or sports are prohibited on the lawns or sidewalks and permitted only in designated play areas, if any. Children must be adequately supervised and be provided with a means of access to their apartment at all times. It is of utmost importance that children be supervised so that they will not present any problem for themselves, other Tenants or the Landlord.
- k. Car Repairs & Washing: Repair work or washing is not to be done on vehicles while in parking areas.
- l. Soliciting: Door to door soliciting will not be permitted. Residents are requested to notify the Landlord when solicitors appear in the building without authorization.

- m. Lawn Areas: Cooperation is requested in keeping lawn areas free of litter, bicycles, and other equipment.
- n. Roofs: Only authorized personnel are allowed on the roof. Placing of antennas or other equipment on the roof is expressly prohibited.
- o. Heavy Objects: No heavy objects, including water beds, will be permitted on the premises without the consent in writing of the Landlord and the required insurance, a copy of which must be provided to the Landlord.
- p. Laundry: Laundry shall not be hung except in areas designated by the Landlord.
- q. Windows: The Tenant is responsible for any damage caused to the premises by windows being left open. Sheets, flags, foil or other like material are not permitted to be hung or placed in front of windows. Only properly constructed, neutral colored drapes, blinds, or venetians are permitted.
- r. Balconies and Patios: Balconies and patios may not be used for hanging or drying of clothes or for storage.
- s. Hallways: Nothing shall be thrown, swept or placed by the Tenant out of the windows or doors, or down the stairways or passageways of the premises, nor shall anything be thrown, swept or allowed to fall from the balconies of the premises.
- t. Electrical Appliances: The Tenant shall not bring on to the premises or into the building any major electrical appliance or apparatus such as a dishwasher, air-conditioner or washers and dryers without the consent in writing of the Landlord/Building Management
- u. Boots and Rubbers: Boots and rubbers shall be removed at the entrance to the building and taken into the Tenant's apartment.
- v. Wiring: No wiring for electric lights, television or radio connections or otherwise are to be installed in the premises, nor the position of any wire altered, and the telephone shall be permitted only at the place provided.
- w. Doors: Doors to the premises must be kept closed, and during the absence of the Tenant, must be kept locked.
- x. Offensive Goods: No combustible or offensive goods, provisions or materials shall be kept on the premises.
- y. Water: No water shall be left running unless in actual use.
- z. No Signs: The Tenant shall not display any sign, advertisement or notice in or about the premises.
- aa. Fasteners: No nails, bolts or screws shall be placed in the walls, floors, doors or trim of the premises. Any picture hanging device must be approved by the Landlord.
- bb. Lawn and Grounds: All Tenants of houses or duplexes are responsible for yard maintenance adjacent to the premises, including trees, shrubs, grass and snow removal of the walks, including the public sidewalk to the front and rear entrances of the premises.
- cc. Visitors: Visitors are limited to 30 days occupancy. Any visitors beyond that time frame will be considered an unauthorized occupant and will be required to vacate. Any exceptions must be requested in writing beforehand to the Owner or Owner's Agent.
- dd. Pets: No pets or animals of any sort shall be allowed or kept in or about the premises without the prior written consent of the Landlord.
- ee. Smoking: This building is a non-smoking building, no smoking, tobacco or cannabis is allowed in or out of the Premises.
- ff. Rules: The Tenant will obey any rules posted regarding the use and care of the building, parking lot, laundry room and other common facilities such as swimming pool, playground, etc. that are provided for the use of the Tenant and other tenants.

SCHEDULE B
Maintenance & Repairs Responsibility Schedule

The following minimum maintenance care is required for all properties. We cannot define every possible problem that may occur, but the following list does cover the more common maintenance and repairs and who is responsible.

YARD, GRASS, SHRUBS, FLOWER BEDS, AND SNOW REMOVAL (where applicable)

- Grass must be cut and trimmed at least every two weeks during the growing season (May-October) and watered frequently. Grass should be fertilized carefully during April or May. Trees, shrubs, gardens, and flowerbeds should be attended to as required. Weed control and fertilizer, spring and fall clean-up, and lawn replacement are the Tenant's responsibility. Report to office any grass, tree or shrub disease or problem.
- Snow must be removed from sidewalks within 24 hours after the snow stops falling, as per city by-laws. The Tenant is responsible for snow removal, even when away from the property for an extended amount of time.

PAINTING, MAJOR MAINTENANCE, REPAIRS/INTERIM INSPECTIONS

- These items will be checked at the time of our mid-term maintenance inspections, however, if specific painting, maintenance or repair is required immediately, please contact the office. The Tenant is responsible for reporting deficiencies. Example: bathroom grouting/calcing, trims or deck painting.

HEATING, PLUMBING, AND ELECTRICAL MAINTENANCE & REPAIRS

- Furnace: replace furnace filter at least every three months (if applicable)
- Humidifier: change or clean filters once a year; it is the Tenant's responsibility for proper setting and operation (if applicable)
- Water softeners: salt levels must be maintained for proper functioning (if applicable)
- Fridge with built in filters: please change based on manufacturer's recommendation (if applicable)
- Garbage disposal/garburator:
 1. Do not put pasta and rice down the disposal, both swell in water and clog pipes
 2. Do not drain grease into disposal, it can clog pipes
 3. Avoid putting vegetables that are stringy or fibrous, such as corn husk, celery, onion skins, asparagus, artichoke, chard, kale, lettuce, and potato peelings in the disposal
 4. Do not grind bones of any sort in the disposal
 5. Never clean a disposal using harsh chemicals. They can harm the pipes and ruin the disposal blades.
 6. Calls for repairs to garburators or clogged kitchen drains will be invoiced to Tenants if caused by carelessness, as noted above
- Additional maintenance and repairs, which are the Tenant responsibility, include clogged sinks, drains, toilets, furnace cleaning and glass breakage repair. These may be handled directly by the Tenant; however we would appreciate notification of any problem.
- For heating, plumbing, or electrical repairs, contact our office.

SMOKE DETECTORS & CARBON MONOXIDE

- Tenants will assume full responsibility for the care & maintenance of the smoke detector & carbon monoxide detector to ensure they are working well by testing regularly and to replace batteries when necessary. Please notify agent if detectors need replacement.

VACANT PROPERTY

- Tenant is responsible for the property at all times. When leaving the property vacant for more than a couple days, please make arrangements for someone you know/trust to check in on the property for security and maintenance issues. This person should be given our office number in case of emergency.
- When leaving the property vacant, water main must be shut off and the heat left on (during winter).
- Snow removal and lawn care, as is required seasonally, must be maintained when away from the home (if applicable)
- If the property will be vacant for an extended amount of time, Tenants should notify CIR REALTY agent.
- Any damage caused to the home while a Tenant is away may compromise insurance coverage for the Owner and/or Tenant, if the home is not being checked regularly.

NOTE: CIR REALTY will not reimburse a Tenant for any costs incurred unless written authorization is obtained before the work is done, and upon submission of all receipts.

EMERGENCY REPAIRS

Gas (eg. gas smell or gas leak)	Atco Gas (24 hours)	1.800.511.3447
Water/Sewer(eg. Sewer back-up, water main break)	City of Calgary	311
Electrical (eg. Power failure, line break)	Enmax (24 hours)	403.524.6100

After calling emergency phone number, please advise our office and your Agent promptly.

SCHEDULE C
End of Lease Cleaning Requirements

Please be advised of the following Tenant responsibilities with respect to the vacating of a home:

1. The house is to be left in a state of cleanliness such that a new Tenant may occupy the said house with no cleaning required by either the new tenant or the management staff.
2. Repair or replacement of all windows, light fixtures, light bulbs, fluorescent tubes, plumbing, fixtures and all appliances damaged, removed or destroyed during occupancy. Any missing or non-functioning light bulbs will be charged a minimum \$5 each, depending on size and style, plus labour (if applicable)
3. Repair to all toilets, sinks and drains which have become non-serviceable due to tenant negligence or misuse.
4. Any additionally required cleaning will be established in terms of hours and charged to the outgoing tenant. This includes removal of items left at the home.
5. Fridge/Freezer: Pull the fridge out from the wall, wash the floor underneath, vacuum dust, hair in the back coils, defrost the fridge/ freezer and wash inside and all outside surfaces including the door seals and the top. Please leave the fridge and freezer at the lowest setting.
6. Range/Stove/Oven - Pull stove out from the wall, wash floor under and all outside surfaces including stove hood, inside and outside. Clean oven, oven racks and broiler pan. Run self-cleaning feature if you have it, otherwise be sure to remove all oven cleaner residues. Burners are to be well cleaned. Clean fan and replace filter.
7. BBQ: Clean all utensils, grills/grates, close line to gas either on propane tank or gas inlet. Replacement of neglected grates, utensils, covers or other will be at the cost of the outgoing tenant (if applicable).
8. Cupboards: Clean inside and outside surfaces. Shelves above cupboards are to be well cleaned. Clean countertops and sink. Wash light shades.
9. Bathrooms: Tile, tub, toilet and mirrors are to be well cleaned. Clean light shade and all fixtures. Clean fan, inside and out. Clean cabinets, inside and out.
10. Bedrooms: Clean heating unit cover, free from dust or dirt. Wash light shade. Clean closet shelves.
11. Blinds/Drapes are to be cleaned and rehung. Blinds are to be washed & free from grim or dust.
12. Living Room/Dining Room: Clean heating unit cover, free from dust or dirt. Wash light shade. Where relevant, track of any sliding doors to be cleaned out.
13. Windows: All interior windows and window tracks to be cleaned; outside cleaning weather dependent.

14. Floors: Carpets to be professionally shampooed (we can help arrange this for you if you wish). All other flooring is to be washed.
15. Light Shades: All glass shades to be washed and all fixtures to be free of dust/ dirt.
16. Balcony/Patio: Sweep off balcony or patio
17. Garbage/Recycling: Remove all garbage and dispose of recycling as is appropriate for its type.
18. Walls/Doors/Trim: Walls must be free of dirt, dust, grease, fingerprints, cobwebs, etc. including trim, door frames and closets.
19. Garage and shed(s) must be recently washed and swept, left free of any debris or Tenant goods.
20. Exterior: Seasonally, lawn must be mowed recently, or snow & ice must be cleared from all sidewalks, walkways, driveways and decks/ balconies. The yard / property should be clear of any debris, including yard waste (lawn clippings, leaves, branches, etc.).
21. If the management team is required to do any cleaning themselves during the move out (or if they have to wait for cleaning to be completed while already on-site for the move out appointment), or if someone needs to be sent out to complete any of the cleaning, the Tenant will be charged. We cannot guarantee an hourly rate for cleaners but will provide a competitive rate not exceeding \$40/hour.

We thank you in advance for your efforts in leaving the home move-in ready.

SCHEDULE D
Smoking Addendum

1. No Smoking Policy: No smoking will be permitted in the Premises or in any interior common areas, including but not limited to community rooms, community bathrooms, lobbies, reception areas, hallways, laundry rooms, reception areas, stairways, offices and elevator, within all living units. This policy applies to all Tenants, guests, visitors, service personnel and employees.
2. Definition: The term "smoking" means inhaling, exhaling, breathing, carrying, vaping, vaporizing, or possessing any lighted cigar, cigarette, pipe, other tobacco or cannabis product, or similar lighted product in any manner or in any form. For further clarity, smoking may include tobacco, cannabis, herbal mixes, shisha, illegal drugs, juices, or any similar product.
3. Landlord not a guarantor of smoke-free environment: Tenant acknowledges that Landlord's adoption of a No Smoking Policy, and the efforts to designate portions of the Property as non-smoking do not make the Landlord the guarantor of Tenant's health or of the smoke-free condition of the non-smoking portions of the Property. However, Landlord will take reasonable steps to enforce the No Smoking Policy.
4. Landlord Disclaimer: The Landlord specifically disclaims any implied or express warranties that the Property will have any higher or improved air quality standards than any other rental property. Landlord cannot and does not warranty or promise that the Property will be free from secondhand smoke. Tenant acknowledges that Landlord's ability to police, monitor or enforce this Addendum is dependent in significant part on voluntary compliance by Tenants and Tenants' guests.
5. Substantial breach: Tenants are responsible for the actions of their household, their guests and visitors. Failure to adhere to any of the conditions of this Addendum will constitute a substantial breach of the Agreement.

SCHEDULE E
Cannabis Addendum

1. The Tenant will be subject to the Smoking Addendum, which is also incorporated into the Tenancy Agreement. This policy prohibits smoking or vaporizing of cannabis, regardless of the Tenants legal right to use cannabis.
2. The Tenant may not grow or cultivate cannabis plants, shoots, or cuttings in or on the Premises or in any interior or exterior common areas, including but not limited to community rooms, lawns, gardens, decks, patios, roofs, community bathrooms, lobbies, reception areas, hallways, laundry rooms, reception areas, stairways, offices and elevator, within and outside all living units.
3. The Tenant may not possess, in or on the Premises, more than the legal limit of cannabis, relying on both Federal and Provincial Laws in effect at any time. The Tenant may not possess any amount of illicit or illegal cannabis in or on the Premises.
4. The Tenant may not package, produce, synthesize, sell, distribute, or otherwise be involved in the trade of cannabis in or on the Premises.
5. Landlord is not a guarantor of cannabis-free environment and the Tenant acknowledges that Landlord's adoption of a Cannabis Policy does not make the Landlord the guarantor of Tenant's health or of the smoke-free, or cannabis-free condition of the Property.
6. Landlord disclaimer: The Landlord specifically disclaims any implied or express warranties that the Property will have any higher or improved air quality standards than any other rental property. Landlord cannot and does not warranty or promise that the Property will be free from secondhand smoke or aromas. Tenant acknowledges that Landlord's ability to police, monitor or enforce this Addendum is dependent in significant part on voluntary compliance by Tenants and Tenants' guests.
7. Substantial Breach: Tenants are responsible for the actions of their household, their guests and visitors. Failure to adhere to any of the conditions in the Addendum will constitute a substantial breach of the Tenancy Agreement

SCHEDULE F
Move In and Move Out
Addendum

Move-In and Move-Out

The Tenant shall be responsible for any fees and/or deposits required, if applicable, by the management of the building prior to, during or after the move in or move out process.

In addition, the Tenant shall be responsible for any damages caused to the unit and/or the building common areas during the move in or move out process.

SCHEDULE G
Additional Rent Addendum

Prorated Rent:

The Tenant shall occupy the premises from _____ to _____

The Tenant shall pay a total of \$_____ determined as follows:

\$_____ monthly divided by _____ days= \$_____, for _____ days= \$_____.

For the use and occupation of the Premises for the period of _____ to _____, and all terms and conditions of the Residential Tenancy Agreement shall apply from the date of possession until the Term Commencement Date.

We authorize and consent to the Landlord disclosing any and all information, including all personal information provided to the Landlord by me/us, pertaining to my/our tenancy and rental history to another Landlord or their agent for the purpose of providing a reference for a future tenancy agreement with another landlord.

X

Signature of Tenant

X

Signature of Tenant

X

Signature of Tenant

X

Signature of Tenant

IN WITNESS WHEREOF the parties hereto have executed this Residential Tenancy Agreement as of the day and year first above written.

Signed by the Tenant in the presence of:

Name of Landlord/Landlord's Agent Per CIR
REALTY Property Management

Signature of Landlord/Landlord's Agent

Signature of Tenant

Signature of Tenant

Signature of Tenant

Signature of Tenant

RECEIPT OF LEASE

I hereby acknowledge receipt of a DUPLICATE ORIGINAL OF THIS Residential Tenancy Agreement this _____ day of _____, 20____

X

Tenant's Signature

X

Tenant's Signature