

ZENITH BOARDING RESIDENTIAL AGREEMENT

For the period _____ - _____

The following rules and regulations have been established not to limit the freedoms of our residents, but instead to secure their freedoms by creating a mutual understanding. Persons residing at any Zenith related property are bound by this Residential Agreement & our Zenith Boarding Protocol. Residents are required to sign or update their agreement each residential year or access most recent updates online:

- ✓ You are required to respect the boundary areas and privacy of each person.
- ✓ The Landlords insurance does not cover personal losses. Residents should take precautions to protect personal belongings from theft, fire, water damage, or other loss. Individual insurance policies protecting personal possessions are the sole responsibility of the resident should you wish to provide for such contingencies.
- ✓ Residents are expected to utilize the 'Resident pHub' to show proof of rent and utility bills monthly
- ✓ Allow Zenith Management staff to check the room quarterly.
- ✓ Cooking in the room is prohibited and should only be done in the kitchen area
- ✓ The display of sexual behaviour that would be reasonably offensive to others is **strictly prohibited**; including conduct that creates an intimidating, hostile/offensive environment for another person
- ✓ No pets are allowed on the premises in any form
- ✓ Do not take or consume other people's food or beverages
- ✓ Theft of any kind or possession of stolen property is strictly prohibited.
- ✓ All trash and garbage must be emptied regularly prior to creating an unsanitary condition.
- ✓ No microwaves/toaster ovens, refrigerators or hot plates are allowed in rooms.
- ✓ Smoking of any kind including tobacco and cigarettes are **strictly prohibited** on the property.
- ✓ The use or possession of illegal drugs, narcotics, or hallucinatory agents on the property is prohibited. Any PERSON suspected of possessing or selling drugs or narcotics, possession, or sale of drugs or narcotics shall be disciplined according to the law and evicted from housing. Any drug residue or paraphernalia found in rooms is also sufficient evidence for eviction/legal action.
- ✓ Be considerate. Please do not turn your TV or stereo volume where it may affect the wellbeing of your neighbours. Excessive noise is strictly prohibited!! Respect the rest of others – **DAY or NIGHT!**
- ✓ All occupants should be tolerant, considerate and respect each other at all times. There should be no use of vulgar and abusive language and use of force (fighting) or any unruly behavior towards one another. First offence of this may warrant an eviction.
- ✓ As best as possible all occupants should avoid "overcrowding" their rooms. No visitors are allowed to stay beyond **MIDNIGHT** without the expressed knowledge of the property manager.
- ✓ Tenants will neither use nor permit the use of their residential spaces for any purpose other than their own private dwelling and shall not conduct any commercial activity from the location.
- ✓ Flammable liquids such as candles, gasoline, turpentine, or oils will not be allowed in rooms.
- ✓ Nailing, drilling or any fittings to the walls, ceilings or any part of the room is strictly prohibited. The resident(s) of the room shall be responsible for any damage caused.
- ✓ Furniture assigned to the rented space and accessories including bedskirts, mattress protectors and curtains must remain in the room and maintained in fair condition without damage.
- ✓ Any problems concerning your stay must be promptly communicated using the "Resident pHub" portal, or to the resident advisor in writing using the medium outlined in the Zenith Boarding Protocol.
- ✓ Residents are required to limit visitors and are subject to household consent during the pandemic. **All protocols** are to be observed; this includes wearing of masks, sanitizing and ensuring social distancing.

- ✓ The toilets and showers are for tenants/ occupants ONLY! **Please keep facilities clean.** Any actions that may cause damages to the property such as removal, alteration or modification of furniture are strictly forbidden. Violators shall be fined in accordance with such property's value for any damage incurred to effect its repair/ replacement.
- ✓ Bulbs should not be removed from their location without the knowledge of the landlord. In the event of blown or defective lighting, items should be replaced by the resident.
- ✓ **Notice MUST be given in accordance with the 'Zenith Boarding Protocol', all bills are to be settled and the outlined provisions met in the protocol document to ensure the full refund of security deposits.**
- ✓ Rent is due on the 25th of each month. Late fees will apply for payments received after the 1st.
- ✓ Utility bills **must** be paid punctually. Utility company equivalent late & disconnection fees apply.
- ✓ This agreement subsists for you to lease occupancy of room # _____ for the period between **May 24 2022 - August 24 2023.** Early termination of a minimum agreed 38 week boarding term at no fault of the landlord will result in deposits deemed non-refundable. **State any other mutual agreement below.**
- ✓ Utilities or services included in the boarding fees will vary based on each residential agreement. Zenith Boarding accepts no liability for utility failures by any of these third party service providers.
- ✓ Residents shall abide by any concerns or warnings of the property manager.
- ✓ Your Room Key is issued and controlled by YOU the tenant. Loss or damage to said key is done with you the tenant bearing full replacement cost/access costs. **NO KEY SHALL BE COPIED WITHOUT THE EXPRESSED KNOWLEDGE OF THE PROPERTY MANAGER.**
- ✓ Access fee of \$1,000 will be charged to open locked rooms with no fault to locking mechanisms.
- ✓ Upon tenancy termination keys must be returned to our office ONLY and signed as returned.
- ✓ Surveillance Systems may be installed in the common areas. Zenith boarding reserves the right to use camera footage for the maintenance of the house regulations & protection of its residents.
- ✓ Zenith Boarding reserves the right to implement emergency evacuation of the premises in a state of emergency or other situation where life may be threatened.
- ✓ Any personal items left at the property after 7 days of evacuation without a request for storage being made, will be considered abandoned and will be discarded. Additionally, rooms vacated and left without payment beyond 21 days will be considered abandoned and items left are subject to removal without storage or disposal.
- ✓ Residents are responsible for keeping abreast of changes to residential policies in their pHUB.
- ✓ Organized or spontaneous social activity has been suspended due to the current pandemic situation and visitors exceeding 3 persons must be cleared with the property manager.
- ✓ It is **strictly prohibited** for residents and guests to sleep in common areas/couches overnight.
- ✓ **Serious or disruptive behaviour that interferes with normal household operation will not be tolerated and may result in immediate dismissal/eviction with no prior notice.**

The procedure followed when we have tenants involved with unacceptable behavior:

First offense - verbal discussion with offending parties, **second offense** - written warning, **third offense** - Dismissal and termination of rental agreement. The resident will be asked to vacate property within 24 hours without refund of security deposit No refund provided.

Tenant's name: _____ Tenants Signature _____

By signing we acknowledge we have read and agree to the rules and regulations as set forth.

- I understand the above housing policies and agree to abide by them at all times**
- I have read in its entirety and understand the "Zenith General Boarding Protocol"**

Guardian/Parent Signature (if under 18) _____

ID # _____ Date _____

Other Mutual Agreement: