

Schedule "B"

RULES AND REGULATIONS – Additions to your Lease (Revised April 2026)

Apt # _____

**** TENANT refers to all individuals whose name is on the lease.**

**** PROPERTY refers to the property where the Tenant resides**

**** PROPERTY MANAGER refers to Fredericton Rentals Ltd / Gorham Real Estate /
Gorham Property Management**

(A) FINANCIAL OBLIGATIONS

1. A full security deposit must be paid before the lease will be sent out for signatures and for the lease to be binding. The security deposit will be divided equally amongst all parties on the lease no matter whose account the security deposit is paid from or unless otherwise agreed to.
2. The Tenant agrees to pay the rent by Pre-Authorized Debit (PAD) from their bank account. A PAD agreement must be completed when signing the lease. This is a condition of the lease and is non-negotiable. PAD payments cannot be cancelled, and prepayments of your rent will not stop your pre-authorized debit payment unless arrangements are made by you with your bank.
3. Each Tenant named on this lease shall be jointly and severally responsible for any and all monies owing to the Property Manager as set out in this lease. Should any one Tenant move-out and all other Tenants remain, the full amount of rent is still due to the Property Manager.
4. The Tenant agrees to pay the following service charges: (Please see Fee Chart listed on our website at www.gorhamrealestate.ca)
 - a. NSF Fee for bounced payments
 - b. Late Payment Admin Fee: If rent is paid after 5:00 pm on the 5th of the month (Rent is due on the 1st of the month but if arrangements are made prior to the 5th no late fee will be charged).
 - c. Flush Plunging Fee: For plunging and repairs caused by negligence (items placed in toilet)
 - d. Lockout Fee
 - e. Key Replacement Fee: **Fees per key dependent on key required.** On Move-Out, you will not be reimbursed for any extra keys purchased but must return the keys.
 - f. Lease Copy Replacement Fee
 - g. Lease Change Fee
 - h. Lease Breaking Fee
 - i. After-hours Utility Hook-up Fee
5. If the Tenant does not pay the rent on the 1st of the month, the Property Manager will serve a Notice to Vacate (Late Rent Notice) to the Tenant and send a copy to the Tenant and Landlord Relations Office of New Brunswick. This notice is a reminder that the rent is late and that an eviction will take place if the rent is not paid within 15 days of the notice being served.

6. If the rent is not paid within 15 days, a site visit will be performed by the Property Manager. If the Tenant is still residing in the apartment, the Property Manager will apply to the Tenant and Landlord Relations Office of New Brunswick for assistance with an eviction.
7. A Final Notice to Vacate will be served to the Tenant if they are late with their rent on more than one occasion. When a Final Notice to Vacate is served to the Tenant, the tenancy is deemed terminated at the discretion of the Property Manager notwithstanding the payment of rent within seven (7) days, and the Tenant will remain liable to pay rent to the Property Manager as damages equal to the rent that would have been payable under this Lease for the period beginning on the first day of the month immediately following the eviction and ending on the earlier of the anniversary date of the lease, or until the apartment is leased to another person, whichever comes first.
8. Where the Tenant vacates the premises due to an eviction order in consideration of either a Notice to Quit being issued or Notice to Vacate being served, the Tenant will remain liable to pay rent to the Property Manager as damages equal to the rent that would have been payable under this Lease for the period beginning on the first day of the month immediately following the eviction and ending on the earlier of the anniversary date of the lease, or until the apartment is leased to another person, whichever comes first.

(B) TENANT LEASE OBLIGATIONS

1. If a Tenant must break their lease, a written Notice of Termination to the Property Manager must be signed by all Tenants whose names are on the lease and delivered to the Property Manager.
2. The Notice of Termination must include:
 - a. All Tenants' names who are listed on the lease and their signatures
 - b. The date all Tenants are moving out of the apartment (Must be the last day of the month and the same date for all tenants)
 - c. The date the notice was signed and delivered to the Property Manager
3. If a lease is broken, a one-time lease breaking fee will be charged to cover the cost of re-leasing the apartment. If the fee is not paid in full, we will use the next rent payment to cover the cost of the fee, thus leaving an outstanding balance for rent (which will still need to be paid in full). If the apartment does not rent, the current Tenant will be liable to pay rent until a new Tenant is found or until the anniversary date of their lease; whichever comes first.
4. Terminating Year to Year Leases: A minimum of 3 months written notice prior to the **anniversary date** of the lease must be given. Any notice less than 3 calendar months to the day will be considered late and thus breaking the lease. Notice must be given on the 1st of the month or before. **Example:** Lease date signed May 1st. You decide that you will be vacating the apartment on May 1st the following year. Notice must be given on or before February 1st. If it is given on Feb 2nd or after, this would be considered a late notice and considered breaking your lease.
5. Terminating Month to Month Leases: To terminate a month-to-month lease, one month's written notice is required. Notice must be delivered to the office on or before the 1st of the month. Notice given on or after the 2nd of the month will not be considered proper notice.

6. Terminating Fixed Term Leases: No notice is required to terminate the lease. If an extension is required by the Tenant, 3 months' notice is required prior to the end of the lease. We will begin to show the apartment 3 months prior to the lease ending date unless other arrangements have been made.
7. 5 Year Tenure: If an apartment has been lived in for 5 years or more, the lease becomes a month-to-month lease, and the Tenant is only required to provide one months' notice to terminate the lease. Notice must be delivered to the office on or before the 1st of the month. Notice given on the 2nd of the month or after will not be considered proper notice.
8. When a lease is terminated, regardless of the duration, a Listing Visit will be conducted once the notice of termination has been submitted in writing. The Property Manager will make an appointment to enter the apartment and gather information which will be used for marketing purposes. A virtual tour, photos or videos may be taken of the apartment during this visit. These tours will not be used for marketing purposes.
9. To make changes to an existing lease, the Tenants must contact our office and the following will apply:
 - a. An administration fee will be charged for any change to a lease.
 - b. A request for a name change constitutes a change in the lease terms and is at the discretion of the Property Manager. Only one name change will be permitted per year, with a maximum of three name changes per lease.
 - c. Lease changes may take up to 30 days to become effective. In order for lease changes to take affect for the next month, all documents including the signed lease by all parties, must be completed and submitted by the 20th of the previous month.
10. The Tenant agrees that they will have their apartment vacant, cleaned and ready for inspection by 12:00 pm (noon) on the last day of the month of their lease agreement.
11. The Tenant agrees that the Property Manager will share Tenant information with all of its staff.
12. The Tenant agrees to allow the Property Manager to verify and contribute to any consumer reporting, government, banking, collection agency, professional agency or other Property Manager looking for a reference, any information obtained by the Property Manager including outstanding rent and breach of terms and conditions.
13. The Tenant grants permission for the Property Manager to contact them at any time during their tenancy via phone, email or any other type of communication. The Tenant agrees to allow the Property Manager to email them marketing and promotional material throughout their tenancy.
14. Any privacy related complaints must be made in writing and addressed to the Property Manager's Privacy Commissioners at Fredericton Rentals Ltd /Gorham Real Estate.

(C) TENANT GENERAL REGULATIONS

1. The Tenant agrees to have all residents under the age of 18 listed on the application form and all residents 18 or over sign the lease. No unlisted residents or visitors may reside for more than one week in the apartment.
2. Any persons signing a lease under the age of 18 must have a legal guardian sign a "Schedule G", Guarantor Agreement. This parent and/or guardian will be acknowledging that they are taking full responsibility of the apartment if the lease is breached in any way.
3. The Tenant cannot sublet their apartment. This is a condition of their lease agreement.
4. The Tenant agrees to make formal written statements to the Property Manager about anything causing problems or undue hardships to their tenancy. Appropriate action as set forth by the Tenant and Landlord Relations Office of New Brunswick will be followed by the Property Manager.
5. The Tenant agrees to wear safe and appropriate footwear (such as winter boots in the winter), when conditions are slippery and instruct their guests to do the same.
6. Children under the age of 14 are not allowed in laundry, fitness rooms or common area lounges unsupervised.
7. The Tenant, their children and guests are not to play or loiter in interior common areas of the property. Please review your Property's Common Area policy.
8. The Tenant must respect other neighbours' property and space by keeping apartment doors closed and private entrances clean and free from personal belongings.
9. The Tenant is responsible for any damages to the property caused by their guests and for any nuisances and disturbances to other Tenants caused by their guests.
10. The Tenant will ensure that their children & guests avoid such situations as: playing with intercoms, ringing doorbells, damaging property doors or walls, littering and abandoning toys or belongings in halls or common areas, damaging landscaping, excessive running or jumping in the apartment, loud music or voices.
11. The Tenant agrees not to utilize bass amplifiers or subwoofers on entertainment equipment. If music or base vibrations are heard from outside of the apartment, a Notice of Complaint will be given to the Tenant as per the Tenant and Landlord Relations Office of New Brunswick.

(D) TENANT HEALTH & SAFETY

1. It is highly recommended that the Tenant purchase tenant's insurance. The Property Manager is not responsible for damage or loss of property.

2. The Tenant and their Guests must dispose of cigarettes in designated cigarette disposal receptacles at their property and must not dispose of cigarette butts in common areas, walkways or on the property grounds.
3. The Tenant agrees not to smoke or vape inside the apartment, in common areas, on balconies, or within 9 meters of property entries, as per New Brunswick legislation. If smoking occurs inside the apartment, a Notice of Complaint will be delivered by the Property Manager.
4. Tenants are not allowed to grow or produce legal, medicinal or illegal drugs in their apartment.
5. The Tenant agrees not to toss items off balconies or out of windows.
6. The Tenant is responsible for damage caused by forced entry except where a break and entry has occurred and the police have been notified. Our office should be notified immediately of such an occurrence.
7. Propane barbecues with larger than 1 lb. cylinder (or other propane equipment), or charcoal barbecues, are not permitted by law in the building or on the balconies.
8. Tenants are permitted to use only artificial Christmas trees to reduce the risk of fire and to prevent needle litter in common areas.
9. Do not use the elevator if a fire in the building is suspected. Use fire exits and stairs.
10. The Tenant agrees to call 911 when the fire alarm goes off to alert the Fredericton Fire Department about a potential emergency. Not all properties have alarms that ring direct into the Fire Station.
11. The Tenant agrees not to cause any fire hazards and to maintain and provide working batteries for smoke detectors and correct fuses for their electrical panel. At properties with aluminium wiring, no air conditioners or clothes dryers are permitted in the apartments. Please inquire about your property prior to installing air conditioners. Tenants must obtain approval from the Property Manager before installing any air conditioners.
12. The Tenant agrees not to leave windows open or to lower the thermostat so as to allow water or heat pipes to freeze or mildew to develop. The Tenant agrees to keep the temperature between 68 and 70 degrees Fahrenheit or higher in cold weather.
13. The Property Manager is not required to heat apartments in summer months where the utilities are included in the Tenants' rent. It is at the Property Manager's discretion when heat will be turned on and off seasonally at properties where heat is included. If the Tenant finds the apartment too cold or too hot before the heat is turned on or off seasonally, it is up to the Tenant to supply themselves with an extra space heater or air conditioner at their expense.
14. The Tenant agrees to maintain healthy air quality within the apartment by using and keeping clean fans or HRVs, if provided. If living conditions are moist or humid, Tenants should run and maintain their own dehumidifier or humidifier, as required, to prevent mold or mildew formation. Tenants who reside in basement apartments are advised to have a dehumidifier running at all times during the summer months to remove any excess moisture which could cause mold or mildew and other

problems in the apartment. Dehumidifiers may be rented by the Tenant from the Property Manager on a monthly basis if the Tenant does not own a dehumidifier of their own.

15. The Tenant agrees not to set a box spring and/or their mattress directly on the floor or against the wall due to moisture and mildew problems. (For air to circulate you need at least 6" clearance under your box spring.) Charges may apply if mold results from a boxspring / mattress placed on the floor.
16. If the apartment has basement rooms, the Tenant is advised that these rooms are susceptible to ground-water leakage. The Tenant agrees to notify our office at the first sign of dampness and move their personal items off the floor to prevent damage.
17. The Tenant agrees not to allow or keep firearms or illegal drugs on the property.
18. If the apartment has its own private entrance and or patio, the Tenant agrees to keep this area free from ice and snow, debris and personal items, such as winter tires, children's toys, etc.

(E) TENANT OBLIGATIONS REGARDING APARTMENT CONDITION MOVING IN AND OUT

1. The Tenant agrees that they may pick up their keys any time after 3:00pm on the 1st of the month; however, our maintenance and cleaning teams may still be working in the apartment when the Tenant arrives. In the event that the apartment is not ready, the Tenant agrees that they may place their belongings in one room and allow the maintenance and/or cleaning crews to complete their work.
2. The Tenant agrees to take the premises "as is" or as specified in the lease, in regard to apartment finishings, fixtures and appliances.
3. The Tenant is obligated to complete an Accommodation Inspection Report and to provide the Property Manager with a completed report before the 5th of the first month of tenancy and to keep a copy for themselves. The Tenant should note any repairs or maintenance to be completed that may have been missed on move-in so that we can return promptly to complete the work.
4. The Property Manager will ensure that the apartment will be in a "good state of cleanliness" and "fit for habitation" on move-in day as per the NB Residential Tenancy Act. If the Tenant is unhappy with the "state of cleanliness", or with anything else in the apartment on move-in day, the Tenant must report to the Property Manager the cleaning or maintenance deficiencies the same day the keys are picked up, and they must offer the Property Manager time to rectify the deficiencies. No compensation will be given to the Tenant if they are not happy with the "state of the apartment". A member of the cleaning or maintenance department will return to the apartment within 24 hours to rectify the deficiencies.
5. The Tenant agrees to keep the premises in a proper state of cleanliness during their tenancy, and upon vacating the apartment, agrees to clean the apartment thoroughly as per the cleaning checklist provided at the pre-move-out inspection, as well as in their move-out package.
6. The Tenant agrees to use liners for cupboards, medicine cabinets, stove liners & oven burner liners.

7. The Tenant agrees to use proper cleaning products for hard surface floors and vacuum and clean carpets as required. The Tenant agrees not to allow excess liquid to remain on any type of floors as it may cause damage. The Tenant is to damp mop floors and dry thoroughly. Do not use soap or abrasive cleaners, wax or polish.
8. The Tenant agrees to keep all windows clean.
9. The Tenant agrees to use only putty, tacks, pins or finishing nails as picture hangers. The Tenant agrees not to use stickers or tape.
10. Tenants agree not to crack fill or fill any holes during their tenancy or on move-out. Fees will be charged upon move out for any crack filling completed by the Tenant during their tenancy.
11. The Tenant agrees not to install wallpaper. Fees will be charged on move-out for any wallpaper applied to any area in the apartment by the Tenant during their tenancy.
12. The Tenant agrees **not to paint any areas of the apartment**. Fees will be charged upon move-out for any paint applied to any area in the apartment by the Tenant during their tenancy.
13. The Tenant agrees not to make alterations or additions to the apartment of any kind. Any fixture attached shall become the property of the Property Manager upon vacating the apartment.
14. In apartments where a TV wall mount is provided, the use of the supplied wall mount is solely at the Tenants' risk. The Property Manager is not responsible for any damage to the Tenant's TV while installed.
15. The Tenant agrees to pay for all repairs from TV wall mounts that are not owned by the Property Manager.
16. The Tenant agrees to pay for professional carpet cleaning on move-out and provide a receipt to the Property Manager indicating the carpets were cleaned within 1 day of returning their keys to our office. If carpets are not professionally cleaned, a charge may be applied against the Tenant's security deposit.
17. Please note, smoking is prohibited in apartments. The Tenant will be responsible for all carpet shampooing, painting and cleaning necessary to rid the apartment of smoke damage.

(F) GARBAGE AND RECYCLING

1. The Tenant agrees to place all garbage in proper plastic garbage bags and place bags in areas at the property designated for household garbage.
2. The Tenant is required to place garbage dollies at curbs on designated garbage pick-up days when required.
3. Tenants are responsible for keeping property garbage areas clean and tidy by ensuring that their garbage is placed inside the dollies or dumpsters and NOT beside them.

4. The Tenant agrees not to place garbage or recyclables in halls or on balconies **at any time**. The Tenant will be responsible for carpet cleaning if found that their garbage is causing damages.
5. Recycling dollies or dumpsters are provided at each property. Please follow the City of Fredericton recycling guidelines.

(G) APARTMENT AMENITIES, FIXTURES AND APPLIANCES

Please note: If any of the below are not followed and repair issues arise, the Tenant may be charged at time of move out or for the maintenance repair appointment.

1. The Tenant agrees to use burner pan and stove liner inserts. The oven and stove top are to be cleaned regularly and upon vacating the apartment.
2. The Tenant agrees to arrange their furniture & other belongings so as not to block heat circulation from radiators and to enable access for repairs. The Tenant also agrees to vacuum the radiators regularly to allow efficient heat flow.
3. The Tenant agrees not to use any disinfecting pucks or any other devices in the flush tanks as they can cause damage.
4. The Tenant agrees not to use Draino or similar products in sinks or drains due to damage it causes to the pipes. A plunger should be used as required. (Draino or similar products are hazardous to plumbing pipes and fixtures)
5. The Tenant agrees not to install shelving units over the toilet as items could fall into the toilet.
6. The Tenant agrees not to dispose of anything in the toilet that may cause the plumbing system to clog up. This includes condoms, sanitary napkins, diapers, children's toys, toothbrushes, baby wipes, etc.
7. The Tenant agrees to remove rubber non-slip bathmats after each use from the bathtub to prevent damage to tub surface. Do not use non-slip stickers on the bottom of the bathtub.
8. The Tenant agrees not to install any air conditioners without written permission from the Property Manager. Air conditioners must be removed from windows from Nov 1 to Apr 30 to prevent freeze ups in heating pipes. Please book an appointment with the Property Manager to have your air conditioner professionally installed to avoid damages.
9. The Tenant agrees to install their own Carbon Monoxide Detector near the sleeping area if the apartment is heated by gas.
10. The Tenant agrees not to attach anything to the building including satellite dishes or internet receivers without written permission from the Property Manager.
11. If applicable, the Tenant agrees to keep their balcony, and patios clear of ice and snow. All balconies and patios must be kept tidy and must not be used for storage of any kind, including garbage, recyclables or winter tires. Wind chimes and upholstered furniture are not permitted.

12. The Tenant agrees not to tamper with the sprinkler system by hanging or attaching anything to it, bumping it or covering the sprinkler heads. They are very sensitive and the Tenant is responsible for water damage if this occurs due to tampering.
13. The Tenant agrees to report any appliance problems immediately to the Property Manager. The Property Manager will not be responsible for any loss (or damage) of food due to problems not being reported promptly. The Property Manager is not at fault if an appliance breaks down as it is considered an unforeseen circumstance. Tenants should have tenant insurance to cover any losses which may occur due to an appliance breakdown.
14. The Tenant agrees not to overfill or overpack the freezer, ensuring sufficient space for air circulation and proper functioning of the appliance. The Tenant may, upon request, rent a small deepfreeze on a month-to-month basis, subject to availability.
15. The Tenant agrees that no modifications to plumbing such as bidets, portable dishwashers, small washers and dryers, etc. are to be made or installed unless written permission is granted by the Property Manager.
16. The Tenant agrees to provide the following: light bulbs, fuses, plastic garbage bags, bathroom plunger, snow shovel, proper curtains/blinds for windows (no flags or bedding), hot pads for countertops and a **proper shower curtain** to prevent water on bathroom floors.

(H) PROPERTY COMMON AREA REGULATIONS

All Tenants and Guests must comply with all Property Common Area Regulations. Please refer to your properties' more specific Common Area Rules and Regulations.

1. The Property Manager accepts no liability for damage to clothing resulting from the use of laundry machines, nor for the loss or theft of clothing left unattended in the laundry room.
2. The Tenant agrees that they will abide by the property laundry room hours.
3. Tenants agree to not overload washers or dryers and be sure to clean out the lint tray after each use to avoid laundry machine breakdowns.
4. Tenants are expected to follow all rules posted in laundry rooms and report any malfunctioning of laundry machines to the Property Manager immediately.
5. Repairs to all laundry machines will be made during normal company business hours Monday to Friday.
6. Storage lockers are assigned by our office and storage locker rental fees may apply. Tenants are not to occupy a storage locker unless they have contacted the Property Manager or have been formally assigned a storage locker on move-in. Tenants are not permitted to place items in empty storage lockers without permission. Storage lockers are to be kept locked at all times to prevent theft and vandalism.

7. The Property Manager is not liable in the event of theft from storage lockers. Police must be contacted if a theft occurs. Most Tenant Insurance covers storage locker contents.
8. The Tenant agrees not to store combustible materials in storage lockers.
9. Tenants are not permitted to change storage locker numbers or use other storage lockers without permission. Unlocked lockers will have contents removed.
10. Storage locker contents will be discarded once the tenancy has ended and the apartment has been vacated.
11. Halls, stairs and common areas are to be kept free of the Tenant's belongings. This includes footwear outside your door.
12. The Tenant agrees not to create any odours in their apartment that may cause offensive smells in hallways or common areas and create undue hardship to other Tenants.
13. The Tenant is expected to clean up any messes made by themselves, their children or their guests. Any costs, fees, or expenses incurred by the Property Manager to clean, repair, or restore common areas because of such messes or damage will be charged to the Tenant responsible.
14. Tenants are not allowed to store bicycles in hallways or stairwells. Bikes left in these areas may be removed at any time without warning.
15. The Tenant agrees not to park or chain bicycles or other equipment in areas that may be needed for snow removal. If left in the way, they may be removed at any time without warning.
16. No open beverages, open liquor or unpackaged food is allowed in the common areas of the property.
17. The Tenant agrees that if the property elevator malfunctions, they will use the emergency phone provided on the operation panel inside the elevator.
18. If the Tenant cannot get the elevator to come to their floor, it may be locked for repairs on another floor. Please call the office for assistance.
19. Do not hold elevator door open. Push "Open Door" button until you are ready for the door to close. Please call our office in the event you find the elevator not working.
20. The Tenant agrees to contact the office to obtain special access to the elevator for moving and request elevator pads for moving purposes.
21. The Property Manager is not responsible for any items left in the apartment or storage locker after the apartment has been vacated.

(I) VEHICLES & PARKING

1. The Tenant agrees not to park in front or block a property entrance, sidewalks, or access to other property areas.
2. The Tenant agrees to accept the number of parking spaces outlined in the lease agreement, which may be assigned at the Property Manager's discretion. Parking space rental fees may apply.
3. Tenants who do not have a vehicle cannot permit non- residents to park on the property in place of themselves.
4. The Tenant agrees to have their vehicles and their guest's' vehicles moved after each snowfall to facilitate snow removal. Vehicles are to be moved before or when the plow truck arrives or during a pre-defined snow removal time. The Tenant agrees to allow the Property Manager to tow the vehicle if it has not been moved during a pre-defined snow removal time or within 24 hours after each storm. The Property Manager accepts no liability, charges or fees incurred for any damage done to the Tenant's vehicle while towing.
5. All vehicles parked on the property must have current licence and registration and be in good working order. Extensive auto repairs are not to be completed on the property. This may include vehicle painting, tire removal, engine repair, etc.
6. Tenants are not permitted to let vehicles sit idle in underground parking garages due to increased carbon monoxide levels that may occur.
7. If the garage door does not close to an underground parking garage, please call our office immediately to prevent security risk and damage from cold weather.
8. It is the Tenant's responsibility to ensure that their vehicle meets the height restrictions for the underground parking garage they are attempting to enter. The Property Manager is not responsible for damage to vehicles caused by garage doors or height restrictions. The Tenant may be held liable if they attempt to enter an underground parking garage and damage occurs to the building due to the height of their vehicle.
9. If a Tenant's vehicle leaks fluid in the parking lot or parking garage, they are responsible for the clean-up of these fluids.
10. The Tenant agrees to abide by all Parking Rules and Regulations in property parking lots that are monitored.
11. The Tenant agrees to have all of their visitors abide by all parking Rules and Regulations in property parking lots and to have their Visitors only park in Visitor parking where available.
12. Tenants agree that vehicles will not be left unattended in unloading zones.
13. It is up to the Tenant to keep vehicle information current at the Property Manager's office. Vehicle information must be updated during business hours. The Property Manager is not responsible or liable if the Tenant's vehicle is restricted or towed and they have not updated their information with

the office. Please Note: Any Tenant making changes to their vehicle information from that originally put on their lease information must submit the vehicle changes in writing to the Property Manager.

(J) APARTMENT KEYS, ACCESS & PRIVACY

1. Locks must not be installed, changed or removed on any door within the apartment without the permission of the Property Manager.
2. The Tenant agrees to return all keys issued to them and any extra copies made to the office on the day the apartment is vacated. If keys are not returned, the Tenant will be charged per set of keys issued and for any missing extra keys issued during the tenancy. This includes fobs and garage door openers.
3. The Tenant acknowledges that the apartment access locks must be master keyed to provide the Property Manager access for maintenance and emergencies as required.
4. The Tenant agrees that by making a service request, permission is granted for service technicians to enter the apartment to complete the repair at any time during the two consecutive business days after the request has been made without further permission from the tenant. Notice will be given if the maintenance request is scheduled past the two-day time frame.
5. During the last month of tenancy, the Property Manager may enter the apartment without notice to show prospective Tenants. The Property Manager will make every effort possible to notify the Tenant prior to entering the apartment.
6. The Tenant agrees that in the final month of tenancy, the Property Manager may gain access to the apartment to complete inspections, paint, or complete repairs or alterations.
7. The Tenant agrees to allow the Property Manager access to the apartment the week before Christmas Day. Access is required to complete an annual insurance inspection by checking items such as smoke detectors, window latches and thermostats.

(K) ANIMALS, PETS AND EMOTIONAL SUPPORT ANIMALS (ESA)

1. All pet requests are negotiable and may change the lease terms advertised or originally agreed to.
2. Requests for Emotional Support Animals (ESA) must be accompanied by a doctor's letter of recommendation.
3. A Pet Agreement must be signed for all pets. (Includes caged pets)
4. Maximum of 2 pets per apartment. Small, caged pets including hamsters, rabbits, fish, etc. are permitted with the exception of ferrets and snakes (which are not permitted). A maximum of 2 cages or 2 tanks or a combination of the two are permitted per apartment.

5. Dogs are permitted in a limited number of our properties or for special circumstances. Where permitted, there is a maximum of **one** dog per apartment.
6. Cats are not permitted unless they are spayed or neutered.
7. Exotic pets, reptiles and farm animals are not permitted. (This includes snakes, ferrets, miniature pigs, etc.)
8. Additional pet restrictions may apply to individual properties.
9. All Pets and ESA animals shall not reside in the apartment or building without the Property Manager's consent. If the Property Manager becomes aware of a Pet or ESA being kept in the apartment and in violation of the Tenant's lease agreement, a Notice of Complaint will be delivered to the Tenant, and corrective action will be taken as per the Tenant and Landlord Relations Office of New Brunswick.
10. The Tenant agrees not to feed or attract wild birds to balconies or to the property. No wild animals are permitted in apartments or buildings.
11. Pets are not permitted in common area rooms or spaces.
12. Pets are only permitted in apartments where no carpet exists. If an exception has been made, the Tenant agrees to pay for professional carpet cleaning on move-out.
13. Visiting pets are not permitted on our properties without special permission from the Property Manager.
14. The Tenant agrees to pick up all pet excrement immediately and dispose in the appropriate property pet excrement disposal systems or garbage dumpsters. Failure to comply will result in a Notice of Complaint being issued in conjunction with the Tenant and Landlord Relations Office of New Brunswick.
15. The Tenant agrees to only keep the Pet or ESA within the apartment and to not allow the pet or ESA to disturb other Tenants at the property or create a disturbance. This includes barking, chewing, scratching, chasing, threatening anyone, pet smells or other problems. The Property Manager will issue a Notice of Complaint in conjunction with the Tenant and Landlord Relations Office of New Brunswick to the Pet or ESA owner.
16. The Tenant agrees not to allow any pets or visiting pets loose on the premises, including balconies, hallways, common areas and underground parking garages.
17. The Tenant agrees to allow the Property Manager to conduct an inspection at the Property Manager's discretion providing 24 hours' notice, if the Property Manager feels the Pet or ESA is not being properly cared for or is causing damage to the apartment or common areas of the property.
18. If the Pet or ESA bites anyone, the Tenant will be asked to make alternate living arrangements immediately for the Pet or ESA on a permanent basis.

19. The Pet or ESA must be kept in good health and free from disease, parasites and fleas. If the pet contracts parasites or fleas, the expenses to treat the apartment is up to the Tenant.
20. The Pet or ESA must be leashed at all times while on the property or in the building. Tethering a Pet or ESA outside unattended is not permitted.
21. The Pet or ESA must not be left unattended in the apartment for extended periods of time without somebody checking on them.
22. All damages above and beyond normal wear and tear caused by the Pet or ESA will be the responsibility of the Tenant. The Tenant agrees to pay for any extra sanitation cleaning due to Pet or ESA hair removal or damages caused by the Pet or ESA on move-out. The Tenant agrees to pay for flooring replacement if the smell of urine is evident once the Tenant has moved out. (This includes the plywood floors under certain types of flooring if urine has soaked through).
23. The Tenant is responsible for all liability caused directly or indirectly by their pets and the Property Manager is held harmless from any liability arising from actions of the Tenants' pet.

(L) TENANT ACKNOWLEDGEMENT

I/We have read and understood all the sections of this agreement titled "Schedule B" – Rules and Regulations - Additions to your Lease.

DATED at the City of Fredericton, Province of New Brunswick this _____.

Tenant #1 _____

Tenant #2 _____

Tenant #3 _____

Tenant #4 _____

Tenant #5 _____

Tenant #6 _____