

**Central Urban Metis Federation (1993) Inc.**  
**Affordable Housing Units**

Tenancy to commence on the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_  
between the above named (hereafter called the landlord) and \_\_\_\_\_  
(hereafter called the tenant), for the premises located at \_\_\_\_\_.

**I      Rent Regulations**

- Rent of \$\_\_\_\_\_ is payable in full on or before the 1<sup>st</sup> day of each month to the landlord, at the office of the landlord.
- The tenant agrees that if the rent is 15 days late, the tenant will move out on the 16<sup>th</sup> day.
- Rent paid after the 1<sup>st</sup> of the month could result in a late payment fee of \$20.00.
- A \$5.00 fee will be applied to replace lost keys or lockout.

**II     Damage Deposit**

- Damage deposit equaling the first months rent in the amount of \$\_\_\_\_\_ is payable to the landlord according to the Office of the Rentalsmen guidelines.
- The first half of the damage deposit, equaling \_\_\_\_\_ is payable before the tenant takes possession. The remainder is to be paid within 60 days.
- Security Guarantee letters from Career Resources & Employment Centre.

**III    Tenant's Property**

- Any personal belongings left behind at time of move-out will be disposed of accordingly.
- It is the tenants responsibility to purchase insurance to cover personal belongings and liability, the landlord's policy only covers the building, suite and furnishings.

**IV    Landlord's Responsibilities**

- Give the tenant(s) key(s) for the premises upon full rent and half damage deposit being paid before occupancy.
- Not to unduly interfere with the privacy of the tenant unless required for Program Requirements and/or emergency purposes.
- To keep the premises in good state of repair.
- To give the tenant notice according to the Tenancies Act.
- To provide heat and water to tenants.

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V **Tenant's Rules & Regulations**

1 The following constitute the Major rules of the Tenancy Agreement. Any violation of these rules, **the landlord can ask the tenant to move out immediately**, as per section 27(1) of *The Residential Tenancies Act*.

**1. There will be zero tolerance for child abuse and/or neglect.**

- The health and safety of children is to be the first consideration. As constituted under the Child Welfare Act, everyone is obligated to report to the proper authorities any concerns regarding the safety and well-being of children.
- Anyone who is aware of any child abuse/neglect occurring are to report immediately to the resident manager.
- Authority Contact numbers will be provided and the incident must be reported. The resident manager will also make a report.
- Children are not to be left unattended in the suite or building common areas.

**2. There will be zero tolerance for substance or solvent abuse.**

- CUMFI Affordable Housing is designated drug & alcohol free
- The first indication of any substance or solvent abuse, while residing at CUMFI Affordable Housing Units, will result in immediate eviction.
- Anyone who is aware of any substance or solvent abuse is to report immediately to the resident manager. All reports will be considered confidential.
- All tenants and staff are responsible for reporting any bio-hazardous materials, such as syringes, found in the building and on the property. Proper procedure and contact numbers will be posted. Do not touch these materials but report to Fire & Protection Services and the resident manager immediately.

**3. There will be zero tolerance for any type of violence.**

- This includes domestic disturbances, child abuse, gang related activity, or any physical threat to tenants, staff, the public, buildings or property.
- The first instance of violent activity will result in immediate eviction and/or criminal charges.

**4. There will be zero tolerance for gang activity.**

- Any affiliation with a gang is strictly prohibited. This includes displaying gang colors, either as a form of dress or public displays (windows, walls, doorways, etc).
- To ensure public and property security, police services will be contacted immediately, if there are 5 or more people congregating in or around building property.
- The first instance of gang activity will result in immediate eviction and/or criminal activity.

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5. **There will be zero tolerance for criminal activity.**
  - Any criminal activity not already covered, will also result in immediate eviction.
  - Distribution of drugs, paraphernalia, stolen property, and prostitution will not be tolerated.
  - Possession of and threat to use weapons strictly prohibited.
  
6. **There will be zero tolerance for loud and disruptive parties. Quiet time is from 11pm to 7am daily.**
  - Resident manager will give a one-time written warning, giving one hour to stop all party activity.
  - After one hour, if the disturbance continues and immediate notice to vacate will be given.
  - Any other incidents will result in immediate eviction.
  
7. **Building and property damage.**
  - Suite inspections will be done on a regular basis.
  - Any damages to building and/or property will result in immediate eviction and/or criminal charges if the tenant does not complete repairs within 7 days.
  
8. Tenants must contribute to keeping the building safe and secure for all the residents.
9. No disrespect and/or violence will be tolerated towards children, neighbors, visitors or staff.
10. Only those identified on the rental application will reside in the premises. Overnight guests will be limited to 72 hours.
11. Obtain written permission from the Property Manager and/or designated personnel before doing any repair or alterations to your suite.
12. Inform the office immediately of any maintenance and/or safety concerns. Do not wait.
13. It is your responsibility to pay for electricity, telephone, cable or any other services to your suite.
14. To clean and care for your suite; this includes balconies. Do not change the locks.
15. No pets allowed in the building.
16. Notify the office if you leave your suite over the weekend.  
  
Do not tamper with smoke detectors. Test them weekly and if they do not function notify the office immediately. Remember smoke detectors save lives. Inspections will be done every 2-3 months.

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VI **Proper Notice**

- According to the Tenancies Act the landlord reserves the right to give the tenant(s) one calendar month notice to move with reason. The tenant also has the right to give the landlord one calendar month notice to move without reason. For example, notice in writing must be given no later than June 30<sup>th</sup> to move out July 31<sup>st</sup>, and so on.
- Any other notices will conform to the Tenancies Act or to the discretion of the director.
- A breach letter for each incident will be given to the tenant and a copy placed in their file.

VII **Condition Report**

- A condition report will be completed upon move-in with the landlord or designated personal with the tenant present to sign the document. This condition report protects the landlord and tenant from future disagreement to the condition of the premises, appliances and furnishings.
- When one month notice is given, by either the Tenant or Landlord, a pre-move inspection will be completed within the last two weeks of the month in which notice is given. The pre-move will detail any repairs that need to be done by the Tenant prior to moving.

VIII **Indemnity**

- The tenant is responsible for any liability of any manner including damage, death or injury of any person, to any family member, or any of the tenant's guest. The tenant shall be responsible to the landlord for any claims made by the landlord as a result of the tenant's actions.

IX **Destruction by Fire**

- If the suite and/or premises is destroyed by fire to the point where the Fire Marshall deems it unlivable the landlord or tenant shall have the right to terminate the tenancy in writing. Such notice should be given immediately following the incident.

X **Liability**

- The landlord shall not be liable for any damage caused to the tenant(s) property by steam, water, rain or snow which may leak into, issue into or fall from any water, steam, sprinkler, or drainage pipes from the use and operation of the laundry rooms, grounds, common areas, parking lots, or structure. The tenant(s) acknowledges that she and her family, agents and guest use the premises and related facilities entirely at their own risk. Should any damage or destruction, be caused to the landlord's property or premises by carelessness or negligence of the tenant(s) her family, guest or other person allowed by her on the premises, the tenant(s) agrees to pay the landlord's insurance deductible and other incurred cost by such action.

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**XI No Representations**

- This tenancy agreement along with the statutory conditions attached contains the whole agreement between the landlord and the tenant.

**XII Service of Notices**

- The landlord may serve or give notice to the tenant by personal service and/or by ordinary mail. Any notice served by ordinary mail shall be deemed to have been received by the party whom it is addressed, on the third mailing day.

**XIII Term**

- This is a month to month lease, commencing on the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_ and continuing thereafter from month to month until such time as terminated in writing by either party.

Comments


**Terms of Understanding**

1. I the undersigned agree to abide by this tenancy agreement and attached statutory conditions throughout my tenancy with CUMFI Affordable Housing. I am aware that a breach of this agreement in any part or in whole will result in an immediate notice to vacate.
2. I have received a copy of this Tenancy Agreement in whole and Statutory Conditions on the date below.

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Co-Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Landlords or Representative Signature

\_\_\_\_\_  
Date