



Edison Properties
401-10 Fort Street
Winnipeg, MB R3C 1C4
Ph: 204-940-3450
Fax: 204-940-3458

Email: era@edisonproperties.ca
Website: www.edisonproperties.ca

House Rules

RENT PAYMENTS

All rent payments must be made on or before the first of each month to your Residence Manager. Your rent payment affects your credit rating. Holidays are no excuse to delay payments. We accept automatic bank withdrawals (EFT) or postdated cheques. Rent receipts are issued on request. Cash payments will be issued a receipt. There is a \$5 charge for an annual receipt for income tax purposes. In the event you pay your rent directly to the head office, please notify your Residence Manager. Any cheque or EFT returned un-negotiated, for any reason, is subject to a fee as prescribed by the Residential Tenancies Branch.

LATE FEES

Late rent payments are subject to late fees as prescribed by the Residential Tenancies Branch.

PARKING/PARKADE USE

Be sure your car displays a blue and white parking authorization and is parked in your assigned stall only. If a vehicle must be left outside overnight, whether it is a visitor or tenant, authorization must be obtained from your Residence Manager. Any vehicle parked without authorization, obstructing traffic, parked in a no parking area or otherwise illegally parked will be subject to an immediate tow-away. Be sure to read our parking policy.

Familiarize yourself with the entrance and exit doors of the parkade to avoid unnecessary mishaps. We are not responsible for damages to vehicles or for thefts.

ASSIGNING

Should you find it necessary to assign your apartment, please contact your Residence Manager who will be happy to give you instructions and requirements and any assistance she/he finds necessary.

PLUNGERS, FIRE EXTINGUISHERS and TENANT INSURANCE

For the safety and security of all residents, it is strongly recommended that all tenants have a plunger and a fire extinguisher in their suite at all times. If maintenance staff is called upon to plunge sinks or toilets, service charges may apply. All tenants should have a comprehensive insurance policy on their suite contents to protect them in the event of any potential losses or damages to their and/or other tenants' property and possessions.

SECURITY

If your block has a security door, we must ask you not to open the door for strangers. Always take your keys and access cards with you. Your building is only as secure as you keep it.

GARBAGE

Do not try to push boxes or large bags, etc. down the garbage chutes. They will plug up the chutes and cause problems. Take all large items to be disposed of to the main garbage container. Properly tied and secured "grocery store size" bags only may be put into the garbage chutes.

PETS

Pets are not allowed. If we find you have a pet, you will be asked to remove it, should you not comply with the request a subsequent termination can follow. Guests are not allowed to visit with their pets.

NOISE

Please respect your neighbours' rights and comfort by keeping stereos, instruments and, in general, all noise to an acceptable level.

BARBEQUES

For safety reasons and by law, wood burning or coal barbeques are not allowed on balconies, or within six feet of the building. Propane barbeques are allowed, but must be kept 3 feet from the balcony door. Please see the full Fire Prevention By-Law No. 150/2004 at www.winnipeg.ca for more information.

BALCONIES

Balconies are there for outdoor enjoyment and are not intended for storage or clotheslines. You may be asked to clean up your balcony if we find you are using it for purposes other than intended. Installing carpet or enclosing (screening in) of balconies is not permitted.

CHILDREN

Children are not to play, run or loiter in hallways or other public areas of the building.

GROCERY CARTS

If you must bring a grocery cart to the block, it is your responsibility to see it gets back to the store.

SWIMMING POOLS and SAUNAS WHERE APPLICABLE

Any children or adults not cooperating with safety regulations will be barred from the use of the pool or sauna. Pool rules are attached and posted in the pool area.

LAUNDRY ROOMS / DISHWASHERS

Please leave washing machines clean. Remove all lint from lint screens in dryers. If a machine is not operating properly, notify your Residence Manager immediately. In the event machines require repairs, please feel free to use the machines on any other floor. Repairs are made as quickly as possible. No tenant, without written permission, is allowed to have any private in-suite laundry facilities. Portable dishwashers are not allowed. If the suite layout allows it, the permanent installation of a dishwasher is allowed, with written permission from Edison.

GENERAL CONDITION OF BLOCK:

Smoking is not allowed in any public areas or in front of any building entrances. Do not litter in public areas. If spills or accidents should occur, please clean up after yourself. You are responsible for keeping the front door of your suite clean.

MATS and FOOTWEAR

Please do not place mats or leave footwear in front of suite entrance doors as they constitute a fire/safety hazard and contravene City of Winnipeg Fire Department regulations.

CHRISTMAS TREES

As live evergreen trees constitute a fire hazard and also create a major clean-up problem, we must request you use only artificial trees.