



## House Rules

### **Rent Payments**

All rent payments must be made on or before the first of each month to your Resident Manager. 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. In the event you pay your rent directly to the head office, please notify your Resident 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 a fee as prescribed by the Residential Tenancies Branch.

### **Parking/Parkade Use**

Be sure your car displays a blue and white parking authorization sticker 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 Resident Manager. Any vehicle parked without authorization, obstructing traffic, parked in a no parking area or otherwise illegally parked will be subject to any 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. Edison Properties is not responsible for damage to vehicles or thefts.

### **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 contents to protect them in the event of any potential losses or damages to their and/or other tenants' property and possessions.

### **Garbage Disposal**

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. Property tied and security "grocery store size" bags only may be put into the garbage chutes.

### **Noise**

All noise, stereo, tv, instruments, etc. should be kept at an acceptable level.



## **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 may follow. Guests are not allowed to bring pets to "visit".

## **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](http://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.

## **Swimming Pools and Saunas** (where applicable)

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

## **General Condition of the Block**

Smoking is not allowed in any public areas of 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.