

## VIOLET STREET HOUSING RULES

1. Behavior of any kind that may disturb any neighboring properties within a 200-metre radius of the Violet Street Residence is strictly prohibited and may result in the immediate eviction of the occupancy of any participating/offending Occupants.
2. Behavior of any kind that violates any law, by-law, or any other rule/regulation set forth by any governmental body having jurisdiction over the location of the Violet Street Residence including but not limited to: physical or sexual assault, sexual harassment, etc. is strictly prohibited and shall result in the **immediate eviction** of the occupancy of any participating/offending Occupants.
3. Behavior of any kind that result in any damage whatsoever to the Violet Street Residence is strictly prohibited and may result in the **immediate eviction** of the occupancy of any participating/offending Occupants.
4. All vehicles must be parked in legal parking areas or parking lots and must not be parked in areas that will result in a nuisance to neighboring properties within a 200-metre radius of the Violet Street Residence.
5. Vandalism, theft or willful damage to the Property is a criminal offence and shall be prosecuted to the full extent of the law and will result in the **immediate eviction** of the occupancy of any participating/offending Occupants. The Owner shall use all means to recover the cost of repair that may result from such vandalism, theft or willful damage to the Property.
6. Occupants must provide their own bed linens, pillows, towels, toilet paper, food, cleaning supplies and personal effects including but not limited to, iron, ironing board, hangers, laundry basket, garbage cans, garbage bags, extension cords, decorative items etc.
7. Occupant shall keep their sleeping area, personal effects, linens, blankets as well as any area affected or used by the Occupant clean, dust free and sanitary at all times including the removal of all garbage or recycling materials to the designated bins or storage area, as well as ensuring that all messes created in the kitchen and common areas of the residence used by other residents are appropriately cleaned immediately after use, with all dirty articles including dishes and utensils, garbage and other belongings removed.
8. Occupant is prohibited from removing screens from windows, causing any holes in the walls whatsoever, that includes nails or screws or any other device meant to penetrate the walls in order to affix any item to the walls.

9. Occupant shall clean and replace all dishes/cooking items to the appropriate place in the shared kitchen facility (not in their individual rooms) and keep them in well-kept and sanitary condition at all times.
10. Occupant is prohibited from having/starting a fire of any sort on the Property including candles. The only exception to this rule shall be limited to the responsible use of the outdoor BBQ provided.
11. Occupant agrees that in accordance with the Building Fire Code, hot plates, toasters, or microwaves are strictly prohibited in your individual units.
12. Occupants are **strictly prohibited from smoking/vaping** in their individual units and **MUST adhere to smoking in only OUTSIDE DESIGNATED SMOKING AREAS** of the Property. All cigarette butts **MUST** be disposed of in the receptacles provided and not thrown on the ground. **Smoking/vaping IS NOT ALLOWED in the courtyard area where food is being prepared** and where individual unit windows may be open. **First offense** will result in a **verbal & written warning** (placed on your personnel file), **along with \$50 charge (withheld from pay or separate cheque)**. **2<sup>nd</sup> offence** will result in a **verbal & written warning** (placed on your personnel file), **along with \$100 charge (withheld from pay or separate cheque)**. **Third violation** of this rule will result in the **EVICTION** of the occupancy of any participating/offending parties.
13. There will be **random site and room inspections** of the Property and individual units to ensure there is strict compliance of the House Rules.
14. **Guests are NOT permitted in the building after 11pm.** Whether a resident is directly or indirectly (i.e hanging out in common area or in personal room) responsible for bringing the guest in, all residents seen interacting with 'after hours' guest will be receive the same violation. **First offense** will result in a **verbal warning and written warning** placed on personnel file. **second offence** will result in **written warning** to be placed on your personnel file and **third violation** of this rule will result in the **eviction** of the occupancy of any participating/offending parties.
15. Pets are strictly prohibited on the Property and in assigned units.
16. Beer kegs or brewing equipment are strictly prohibited on the Property.
17. The responsible consumption of legal alcohol by occupants over the age of 19 years old is allowed on the Property but **unruly insobriety is strictly prohibited**. **First offense** will result in a **verbal warning**. **2<sup>nd</sup> offence** will result in a written warning to be placed on your **personnel file** and **third violation** of this rule will result in the **eviction** of the occupancy of any participating/offending parties.

18. The use, **existence or possession of any illegal/illicit substances or drug paraphernalia** (bongs, water pipes, vaporizers etc...) is strictly prohibited on the Property and will result in the **immediate eviction** of the occupancy of any offending individual(s) and may also result in criminal proceedings of the said occupant(s).
19. The use, existence or possession of any firearm (illegal or legal) or weapon (or perceived weapon) including, but not limited to BB gun, pellet gun, knives (if not used for cooking purpose), paintball gun, bow and arrow etc... is strictly prohibited on the Property and will result in the **immediate eviction** of the occupancy of any offending individual(s) and may also result in criminal proceedings of the said occupant(s).
20. Behavior of any kind that **disturbs the quiet enjoyment and living conditions** of other occupants of the Property is strictly prohibited. **First offense** will result in a **verbal warning**. **2<sup>nd</sup> offence** will result in a written warning to be placed on your **personnel file** and **third violation** of this rule will result in the **eviction** of the occupancy of any participating/offending parties.
21. The Owner or Employer is not responsible for any lost, stolen or damaged personal belongings of the Occupants.
22. Upon the termination of occupancy of the Property, the Occupant shall remove all personal belongings from the Property and clean all areas occupied or used by the Occupant to a dust free, clean and sanitary manner. Any personal belongings not removed after the term of the agreement will be disposed of immediately by the Owner and any areas left unsanitary, dusty and untidy will be cleaned by the Owner with the cost of such disposal, removal and cleaning being deducted from the Occupant's security deposit.
23. The Owner shall, at its sole discretion, determine of any violations to House Rules and the assessment of penalties and costs to any Occupants.
24. The Owner shall provide the Occupant with a detailed manual of the complete House Rules, which shall include all penalties for noncompliance.
25. The Occupant understands that the Property shall be primarily occupied by persons over the age of 18 years old and they understand and agree that Owner takes no ultimate responsibility for the safety and/or welfare of the Occupant and the Occupant shall indemnify and hold harmless the Owner from any causes of action whatsoever as they may relate to the ultimate safety and/or welfare of the Occupant. The Occupant shall occupy the Property at their own risk.



**ACCEPTANCE OF AGREEMENT and HOUSE RULES**

I, the Occupant agree to comply with all of the above terms and conditions set out in these House Rules.

DATED THIS                      DAY OF                      , 2020

SIGNATURE OF TEAM MEMBER:

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PRINTED NAME OF TEAM MEMBER:

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