

SCHEDULE "B"

Rules and Regulations

The following contains the rules and regulations of the property. The Tenant is required to read and understand the rules and regulations as outlined below in addition to other terms and conditions outlined in the individual Unit leases that accompany this head lease. The Tenant is expected to abide by all terms and conditions outlined in the individual leases and where there is conflicting terms and conditions or rules and regulations the head lease shall prevail:

- a) **Parking -** Automobiles shall only be parked in spaces that the Landlord may designate from time to time and the Landlord shall have the right to reassign such spaces from time to time in its sole discretion. The Tenant shall provide the Landlord with all information that the Landlord may require to identify the Tenant's automobile and the Tenant shall affix to the automobile such identification as the Landlord may designate from time to time. The Tenant shall not assign or sublet any parking space to another person. Any parking space allotted to the Tenant by the Landlord may be used only for the purpose of parking one automobile which is regularly operated by the Tenant. It is agreed and understood that the Tenant shall not park or store anywhere in the residential complex any additional automobile, any automobile which has been abandoned or is inoperable or does not bear any valid license permit, or a commercial vehicle (including a taxi or limousine), recreational vehicle, trailer, boat, or other object. Bicycles may be stored only in areas specifically designated by the Landlord. If the Tenant parks or stores any automobile or object that is prohibited by this clause, the Landlord shall have the right to remove said automobile or object from the residential complex at the Tenant's risk and expense. No action shall lie against the Landlord in replevin, conversion, damages, or otherwise as a consequence of such removal. There shall be no repairs, cleaning, washing, or maintenance of any vehicle carried out anywhere within the residential complex, including in any designated parking area or parking space.
- b) **E-Bikes, Mobility Scooters, etc. -** E-Bikes, mobility scooters, and any similar devices or vehicles may be used and stored in the residential complex only in the manner and locations prescribed by the Landlord and in accordance with occupancy standards. A separate charge may be payable to the Landlord if it is agreed that the Landlord will provide electricity for device charging purposes. Without limiting the generality of the foregoing, no e-bike or mobility scooter may be stored or charged in any common area of the residential complex without the express written agreement of the Landlord and the Tenant.
- c) **Fire -** The Tenant shall not do, bring, or keep anything in the Rental unit or residential complex, or permit such act that will in any way create a risk of fire or increase the rate for fire insurance on the building or its contents. Without limiting the generality of the foregoing, the Tenant shall not use the living space in the Rental Unit for excessive storage, including hoarding, of combustible material and/or personal or other property. Barbecuing and the making of fires is prohibited in the Rental Unit, on the balcony or patio of the Rental Unit, and every other place in the residential complex.
- d) **Noise -** The Tenant shall not cause or permit any noise or interference which is disturbing to the comfort or reasonable enjoyment of the Rental Unit or any part of the residential complex by the Landlord or any other tenant.
- e) **Notice: Video Surveillance -** The Tenant hereby accepts notice that interior and/or exterior common areas of the residential complex may be subject to video surveillance by the Landlord or its agents for the purpose of maintaining security and prevention of crime. Tenant access to video records shall be in accordance with the Landlord's Privacy Policy.
- f) **Access -** The sidewalks, entry, passageways, and stairways in the common areas of the residential complex shall not be obstructed or used for any purpose except for proper access to and from the Rental Unit, and no door shall be propped open. The Landlord shall have the right to limit access to the residential complex by delivery services or solicitors, at its sole discretion, but access to canvassers is permitted if such canvassers are authorized pursuant to the RTA.
- g) **Painting and Alteration -** Further to clause 12 of the Standard Lease, the Tenant shall not, in or on any portion of the Rental Unit or residential complex, install wallpaper upon, paint or permit the painting of, any wall, ceiling, floor, or fixture; erect or permit the erection of any structure; or make or permit any other changes or alterations, without the prior written consent of the Landlord. Without limiting the generality of the foregoing, there shall also be no spikes, nails, hooks, screws, or stick-on hangers put into or upon any woodwork or trim in the Rental Unit or residential complex. The tenant shall not use or install any adhesive products or self-adhesive products, including but not limited to self-adhesive picture hangers, clothes hooks, refrigerator decorations, and bathroom decals, in any common area of the residential complex, and the Tenant is responsible for the repair of any damage caused by the use of such products within the Rental Unit.
- h) **Light Bulbs and Fuses -** The Landlord shall furnish light bulbs in all of the fixtures and fuses in any panel box installed by the Landlord at the time that the Tenant takes possession of the Rental

Unit, but not thereafter. The Tenant shall be responsible for replacing such light bulbs and fuses with replacements of equivalent type and quality during the term of the Tenant's tenancy and any renewal thereof.

- i) **Smoke and Carbon Monoxide Alarms** - The Tenant acknowledges receipt of smoke alarm, and where applicable carbon monoxide alarm, maintenance information and shall immediately inform the Landlord in writing of any damage to, or malfunction of, any smoke or carbon monoxide alarm provided by the Landlord, in which case the Landlord shall service and maintain said alarm. The Landlord shall furnish batteries for each smoke and carbon monoxide alarm requiring batteries when the Tenant takes possession of the Rental Unit, but the batteries for such alarms shall thereafter be replaced as needed, from time to time, by the Tenant and no batteries shall be removed from such alarms unless immediately replaced with working batteries. The Tenant shall not disable any smoke or carbon monoxide alarm provided by the Landlord, ever. If any damage to or malfunction of a smoke or carbon monoxide alarm provided by the Landlord is the result of a willful or negligent act or omission of the Tenant, an occupant, or any person permitted in the Rental Unit by the Tenant or an occupant, then the Tenant shall reimburse and indemnify the Landlord for any expenses incurred for servicing or replacement of such equipment and if the Landlord is assessed fines or other financial penalties resulting from such act or omission, the Tenant shall reimburse and indemnify the Landlord for any such fines or penalties and for its reasonable legal costs and disbursements incurred in defending legal proceedings arising from the Tenant's act or omission.
- j) **Shades and Balconies** - No awnings, shades, flower boxes, aerials, satellite dishes, or other items shall be erected over or placed upon outside windows, doors, balconies, or patios. Balconies and patios shall not be used for hanging or drying clothes or for storage. No objects or substances whatsoever shall be dropped, thrown, propelled, or projected from the Rental Unit, and the Tenant shall not permit such act. The Tenant shall not operate or use, or permit the operation or use, of any drone or other remote-controlled aerial device from or on the Rental Unit's balcony, or from or within any other part the residential complex. Where drapes and drapery tracks are provided by the Landlord, they shall not be removed. Where drapes are supplied by the Tenant, the side of the drapes facing the exterior of the building shall be of a light, neutral colour. The Tenant shall not install or permit the installation over any windows or doors any flags, sheets, towels, metal, or other similar items which, in the sole opinion of the Landlord are detrimental to the appearance of the building. The Tenant shall maintain the balcony or patio area of the Rental Unit in a neat and tidy condition at all times to the Landlord's satisfaction, and the Tenant shall not install or place carpeting, interlocking stone or mats, or decking of any kind on the balcony or patio.
- k) **Signs** - No signs, advertisements, or notices shall be posted or inscribed on or in any part of the residential complex by the Tenant, except with the Landlord's consent, in a place designated by the Landlord.
- l) **Pets** - The Tenant acknowledges and agrees that he or she is responsible for the cost of the repair of any damage to the Rental Unit or residential complex, or any appliance or appurtenance in the Rental Unit or residential complex, caused by any animal, bird, reptile, or pet brought into or permitted in the Rental Unit or residential complex by the Tenant, an occupant, or any person permitted in the Rental Unit or residential complex by the Tenant or an occupant. The Tenant and/or occupant shall collect and properly dispose of all feces deposits made by their pet(s) in common areas of the residential complex; shall not allow their pet to urinate on residential complex grounds; and, ensure that proper protocols and equipment are in place in the Rental Unit to prevent damage caused by Pet excrement or urine.
- m) **Vermin** - The Tenant shall keep the Rental Unit free from vermin and pests. In the event that vermin or pest control treatment is necessary in the Rental Unit, the Tenant shall carry out all protocols for preparation of the Rental Unit for such treatment as directed by the Landlord or its vermin or pest control contractor, and the Tenant shall be responsible for the cost of any fees or charges incurred by the Landlord or charged by its vermin or pest control contractor as a result of the Tenant's failure to adequately comply with such preparation protocols, including any refusal to permit vermin or pest control treatment in the Rental Unit. The Tenant shall not refuse entry into the Rental Unit by the Landlord or its vermin or pest control contractor for the purpose of treating the Rental Unit for the eradication of vermin or pests. In the event that vermin or pest control treatment is required in the Rental Unit as a result of any willful or negligent conduct of the Tenant, an occupant, or any person permitted in the Rental Unit by the Tenant or an occupant, then the Tenant is responsible for the costs of such vermin or pest control treatment, as charged by the Landlord's vermin or pest control contractor.
- n) **Garbage and Recycling** - All garbage shall be wrapped in plastic or disposable garbage bags and tied, and sorted if required, and placed by the Tenant in the area(s) designated by the Landlord, and at such times as the Landlord may designate, all in conformity with Health regulations and any applicable recycling regulations. It is expressly agreed and understood that garbage shall not, at any time, be stored outside the Rental Unit, except at such times and in such areas as may be designated by the Landlord.

- o) Cannabis - The Tenant shall not cultivate, grow, produce, purchase, sell, distribute, or smoke (including vaping) any cannabis plant or product within the Rental Unit or residential complex. If the Tenant generates smoke from any cannabis plant or product for medical purposes, the Tenant shall notify the Landlord in writing, and together with the Landlord shall create a plan for the Tenant to consume such cannabis plant or product in a manner that minimizes interference or disturbance to other tenants or the Landlord.
- p) Noxious Substances - The Tenant shall not bring or store or permit the bringing or storage of any contaminants or noxious, dangerous, or toxic substances into or upon the Rental Unit or the residential complex. If a question arises about a contaminate or a noxious, dangerous, or toxic substance, such question will be answered having regard to Ontario or federal law, or by a person whom the Landlord believes to be an expert qualified to determine the question.
- q) Laundry Rooms - The Tenant shall be entitled to use at his own risk and expense the coin operated automatic washers and drying machines installed in the building and provided for the convenience of all Tenants. The Landlord does not warrant the sufficiency or performance of the said machines and shall be free from all responsibility for any damage or loss by reason of the use thereof. The use of washing machines and dryers in common area laundry rooms, if any, shall be subject to any rules, regulations, or notices posted or provided by the Landlord. No laundry shall be hung in, around, or about any common area of the residential complex.
- r) Appliances - The Tenant shall not use any appliance in addition to those supplied by the Landlord including, without limiting the generality of the foregoing, any space heater, dishwasher, air-conditioner, washing machine, clothes dryer, or refuse compactor, without first obtaining the written consent of the Landlord, and paying to the Landlord the required charge for the use thereof. The Tenant shall properly care for all appliances supplied by the Landlord and notify the Landlord in writing if any such appliance requires repair. If any damage is caused to such appliances by the willful or negligent action or omission of the Tenant, an occupant, or any person permitted in the Rental Unit by the Tenant or an occupant, the Tenant shall be responsible to pay for any required repair or replacement.
- s) Moving - Household furniture and effects may be moved into or removed from the Rental Unit only at such times and in such manner as prescribed by the Landlord. The Tenant shall not damage any part of the Rental Unit or residential complex by moving furniture or other effects in or out, and the Tenant agrees to indemnify the Landlord for any expenses incurred in repairing any damage so caused.
- t) Locks - The Tenant shall not add to or alter the locking system on any door giving access to the Rental Unit without the prior written consent of the Landlord. The Landlord may change or add to the locking system of any door in the residential complex, including doors giving access to the Rental Unit, provided that the Landlord gives the Tenant replacement keys. If the Tenant or an occupant locks himself or herself out of the Rental Unit, the Landlord is not obligated to unlock the Rental Unit, and the Tenant is responsible for all costs of re-entry, including but not limited to locksmith charges, and the costs for the repair of any damage caused to the lock, door, Rental Unit or residential complex during such re-entry.
- u) General - The Rules, regulations, and posted notices governing the use of any additional services provided by the Landlord shall be observed and adhered to. Such services may include, but are not limited to, swimming pools, saunas, exercise rooms, recreational areas, and similar services, which are to be for the exclusive use of the Tenant, and from which occupants or guests may be excluded. The Tenant shall not violate, or permit or tolerate the violation of, any Federal, Provincial, or Municipal statute, regulation, law, or by-law within the Rental Unit or the residential complex. The Landlord may, on reasonable written notice to the Tenant, prescribe and implement additional Rules and regulations from time to time as the Landlord may deem appropriate for the operations of the residential complex or to otherwise address conduct or other specific issues that may arise between the parties to this agreement. The Landlord and Tenant agree that a breach of the Rules shall constitute a serious breach of this tenancy agreement.