

ADDENDUM RESIDENTIAL TENANCY AGREEMENT

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TENANT TENANT

1. The Tenant(s) agrees to an initial 12 month fixed term tenancy. If the Tenant(s) breaches a material term of this Agreement that causes the Landlord to end the tenancy before the end of any fixed term, or if the Tenant(s) provides the Landlord with notice, whether written, oral, or by conduct, of an intention to breach this Agreement and end the tenancy by vacating, and does vacate before the end of any fixed term, the Tenant(s) will pay to the Landlord the sum of \$ _____ as liquidated damages and not as a penalty for all costs associated with re-renting the rental unit. Payment of such liquidated damages does not preclude the Landlord from claiming future rental revenue losses that will remain unliquidated, as well as any other amounts owed by the Tenant(s), such as unpaid rent or for damage to the rental unit or residential property.

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2. Rent is due and payable monthly before or on the FIRST day of each month. The Tenant(s) agrees to pay an additional \$25.00 per for any late payments, and an additional \$25.00 per for any NSF cheques.

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3. Pets. Unless specifically permitted in writing in advance by the Landlord, the Tenant(s) must not keep or allow on the residential property any animal, including a dog, cat, reptile or exotic animal, domestic or wild, fur bearing or otherwise. Where the Landlord has given his permission in advance in writing, the Tenant(s) must ensure that the pet does not disturb any person in the residential property or neighboring property, and further the Tenant(s) must ensure that no damage occurs to the rental unit or residential property as a result of having or keeping the pet. This is a material term of this Agreement. If any damage occurs caused by the pet, the Tenant(s) will be liable for such damage and will pay the Landlord sufficient monies to compensate the Landlord in respect of damages, expenses, legal fees, or any other reasonable costs incurred by the Landlord. Further, if the Landlord gives notice to the Tenant(s) to correct any breach and the Tenant(s) fails to comply within a reasonable time, the Landlord has a right to end the tenancy along with making the appropriate claims against the Tenant(s). Further, any animal permitted (in writing in advance) by this tenancy agreement must not interfere with building maintenance and inspections (including but

not limited to K9 'dog' inspections which may be used from time to time for pest detection). Having regard to the potential noise factors, health requirements and mess, the Tenant(s) will not encourage or feed wild birds or animals at or near the residential property.

Any term in this tenancy agreement that prohibits or restricts the size of a pet, or that governs the Tenant(s) obligations regarding the keeping of a pet on the residential property is subject to the rights and restrictions under the Guide Animal Act.

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4. The Tenant(s) is strongly advised to carry adequate insurance coverage (including liability) for fire, smoke, and water damage and theft, on their own possessions, and may be held liable for accidental injury, accidental damage or accidental breakage arising from the Tenant's abusive, willful or negligent act or omission, or that of his guest, in his use of the Landlord's services and property.

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5. The Tenants(s) agrees that at the end of the tenancy (regardless of the length of the tenancy) he/she will:

Have all carpets professionally steam cleaned just prior to move-out with proof of invoice/payment to carpet cleaning company to be furnished to the Landlord. Otherwise the Landlord will arrange to have the carpets professionally cleaned and deduct the applicable cost from the security deposit.

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6. The Tenant(s) will not use the rental suite for any short term accommodations (i.e. AIRBNB).

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7. You acknowledge that due to the age of the building you are forbidden to do any renovations in your suite. For any building constructed prior to 1990, asbestos was likely used in various building materials at that time. Asbestos can be found in drywall joint compound, textured ceilings, vinyl flooring and the underside of sinks, among other locations. Building materials containing asbestos are not considered hazardous if the material is intact. Health risks are posed to individuals only when the material is disturbed, including cutting, drilling, delaminating or otherwise damaged through mechanical actions on the material. When asbestos is disturbed, the fibres and dust (which can be finely dispersed) can be released into the surrounding environment and then potentially inhaled by occupants and/or workers. These fibres can remain suspended in the air for hours and therefore can easily be inhaled long after a

disturbance takes place. Before making any holes in walls (i.e. screws for hanging pictures etc.) please contact your Building Manager.

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8. Growing and Production of Cannabis: The growing, production, processing, or manufacture of cannabis or any other drugs anywhere on the residential property, including within the rental unit is prohibited except where otherwise protected by law

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9. Smoking and Vaping: The tenant agrees to the following material term regarding smoking: No vaping or smoking of any combustible material is permitted on the residential property, including within the rental unit, and on balconies.

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10. No Barbecues or propane tanks are permitted anywhere on the residential property.

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11. See attached Residential Tenancy Agreement Addendum For Crime Free Housing.

Tenant Signature & Date:

Tenant Signature & Date:

Landlord's Agent Signature & Date:

RESIDENTIAL TENANCY AGREEMENT ADDENDUM FOR CRIME FREE HOUSING

PLEASE NOTE: Use of this Addendum does NOT, in itself, verify that the stated property is either fully certified or is working toward full certification in the Crime Free Multi-Housing Program.

In consideration of the execution or renewal of a Residential Agreement of the residential property identified in the Residential Tenancy Agreement, Landlord and Resident agree as follows:

Resident(s), any member of the residents(s) household, and any persons affiliated with the resident or invited onto the residential property or residential premise by the resident(s) or any member of the resident's family shall not engage in any criminal activity on the premises or property including, but not limited to:

Initial

- (a) any drug-related criminal activity
- (b) solicitation (sex trade workers and related nuisance activity)
- (c) street gang activity
- (d) assault or threatened assault
- (e) unlawful use of a firearm
- (f) any criminal activity that threatens the health, safety or welfare of the landlord, other residents or persons on the residential property or residential premises.

VIOLATION OF THE ABOVE PROVISIONS, WHICH IS A REASONABLE AND AGREED UPON TERM OF THE TENANCY AGREEMENT, SHALL BE GOOD CAUSE FOR A NOTICE TO END A TENANCY.

A single violation of any of the provisions of this added addendum shall be deemed a serious violation and material non-compliance with the Residential Tenancy Agreement. It is understood and agreed that a single violation shall be good cause for a notice to end a Residential Tenancy Agreement. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be predominant of the evidence.

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Should incidents involving resident(s) or guest(s) requiring police involvement occur on the property, the management may apply through the Freedom of Information and Protection of Privacy Act to the investigating police service for further details for purposes of determining if the property or other residents' safety and security are at risk.

This Residential Tenancy Agreement addendum is incorporated into the Residential Tenancy Agreement executed or renewed this day between Landlord and Resident.

(Resident Signature)

(Date)

(Landlord or Authorized Agent Signature)

(Date)

(Property Address)

Please complete and return to the building manager or BAYSIDE PROPERTY SERVICES LTD.

by email to: mail@baysideproperty.com,

by fax to 604-430-2698, or by mail to Suite #100-6400 Roberts St, Burnaby, BC V5G 4C9.