



# WINNIPEG HOUSING REHABILITATION CORPORATION

A Non-Profit Charitable Corporation

## Bell Hotel Supportive Housing Project

### REVISED

#### POLICY, RULES & REGULATIONS AS ATTACHED TO THE TENANCY AGREEMENT

1. The Tenant agrees **NOT** to keep any pets on the premises.
2. Tenant agrees to meet with support services a minimum of once a week. Frequency may be decreased based on the tenant's progress at the Bell.
3. The tenant is responsible for the ordinary cleanliness of their suite, the cost of repairs or damage caused by his/her willful or negligent, conduct or that of persons who are permitted on the premises by him/her.
4. **NO LOUD NOISES OR PARTIES ARE ALLOWED.** Client **must abide** by visitor policy (attached). The tenant, his/her family or his/her guests will not cause nuisance or disturbance to other tenants in the same building.
5. **Visiting Hours are as follows:**
  - a. Only 2 Visitors are allowed in the Bell from 11:00am to 7:00pm
  - b. Only pre-arranged visits, where the tenant greets their visitor in lobby will be allowed in the building between 7:00pm – 8:45pm
  - c. Tenants that are having an overnight guest must inform the Bell Staff by 7:00pm.
  - d. **No Visitors on Wednesday**

#### **Additional visitor guidelines to be explained during orientation with The Bell Support Staff.**

6. All garbage must be tied up in plastic bags and placed in the proper receptacles at the rear of the building (not in the hallways or laundry room).
7. Laundry rooms/Common Areas are to be kept in clean and tidy condition.
8. Only those persons listed on the lease, and NO ONE ELSE, should be IN POSSESSION OF ANY FOBS to the building. **Only persons named on your lease are allowed to live in the suite.** Unauthorized persons living in your suite will result in your lease being terminated.
9. Any items containing paper, wood, fabric, or otherwise considered to be high risk for bed bug Contamination must be put into a heat treatment room prior to being taken to your suite or storage locker to prevent bed bugs.
10. At move out it is the tenant's responsibility to set up a time with Property Manager, to complete an outgoing unit condition report. The support services are available to assist as needed.
11. If repairs are required, write them down on the maintenance forms provided and hand them in at the front desk. Verbal contact or 24 hour notice will be given to tenants prior to entry of the suite for maintenance repairs, with exception of emergency situations which we, the landlord reserve the right to enter without prior notice.



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12. The tenant is **NOT TO TAMPER WITH THE SMOKE DETECTOR(S)**. IT IS THE RESPONSIBILITY OF THE TENANT TO REPORT TO THE LANDLORD IMMEDIATELY OF ANY MALFUNCTION OF THE SMOKE DETECTOR(S).

13. Winnipeg Housing Rehabilitation Corporation's insurance does not cover tenant's contents.

14. TERMINATION NOTICE

- **One full month's written notice** is required to terminate this Lease Agreement.
- Notice is to be given on or before the first day of the month in which you plan to vacate.
- If proper notice to vacate is not given, I, the Tenant, will be held responsible for the following month's rent.

15. HOUSE RULES FOR CRIME FREE HOUSING

Pursuant To Section 11 of The Residential Tenancies Act, CCSM, C.R.119, the Landlord hereby gives notice to the Tenant(s), and the Tenant(s) hereby agree to abide and be bound by, the following House Rules.

1. The Tenant(s), and any person(s) invited onto the residential property or residential premise by the Tenant(s) shall not engage in any improper activity on the premises or property managed by the Landlord including, but not limited to:
  - (a) drug-related activity in the common areas of the building
  - (b) solicitation (pimps, prostitution activity)
  - (c) VIOLENCE
  - (d) Any activity that threatens the health, safety or welfare of other tenants, staff members or any persons on residential property or residential premises managed by the Landlord.

Violation of the above provisions shall be good cause for notice to terminate a Residential Tenancy Agreement

1. AND FURTHER, any verbal harassment or threats against the health, safety, or welfare of an employee of the Landlord shall be good cause to terminate tenancy.

2. A single violation of any of the provisions of this House Rule 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.

**I acknowledge that I have been advised of, understand, and agree to abide by the Policies, Rules and Recommendations provided in this lease information package.**

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Landlord

\_\_\_\_\_  
Tenant Signature

\_\_\_\_\_  
Bell Hotel Staff