

House Rules Agreement

(Addendum to the Tenancy Agreement)

Unit Address	
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This agreement is a legal and binding addendum to the Tenancy Agreement, which holds the tenant responsible for the actions of themselves, all household members and guests while on Manitoba Housing property, at any time, while the Tenancy Agreement is in effect.

HOUSE RULES	
Noise And Disturbances	Tenants and their guests must not engage in any acts or behaviours, which disturb others' peaceful enjoyment of their home.
Fire and Life Safety	<p>All tenants and guests must take reasonable care towards the health and safety of others. To safeguard all persons and properties on the Manitoba Housing property, tenants and their guests must adhere to all fire code by-laws.</p> <p>Tenants must not at any time:</p> <ul style="list-style-type: none"> • tamper with, damage, remove or cover fire safety equipment, fire extinguishers, smoke detectors, sprinklers, etc. • improperly store fire arms or ammunition, possess illegal firearms or other dangerous weapons without appropriate license(s) and consent from the landlord • improperly store or use dangerous or flammable materials including but not limited to: propane, gas, oil, paint, turpentine, oxygen, fireworks, etc. • store items on top or around furnaces, water heaters, and other heat sources (minimum of 3 foot clearance is required) • accumulate excessive levels of clutter or allow storage of belongings which contravene fire codes • leave entry doors propped open to common areas or hallways; • have a waterbed set up in their unit • use a space, such as basement areas, storage spaces, or closets, as a bedroom
Maintenance and Repairs	<p>Tenants are responsible to report any maintenance issues, including reporting necessary repairs that have potential to cause serious or increased damage.</p> <p>Tenants are responsible to:</p> <ul style="list-style-type: none"> • ensure that care is taken to avoid acts that lead to maintenance costs including but not limited to: <ul style="list-style-type: none"> - leaving windows open in cold weather - disposal of substances or items that are not appropriate in sinks, tubs and toilets • maintain ordinary health, cleanliness, and sanitation standards in the rental unit and within the residential complex • avoid any acts that result in the damage or defacement of property
Pest Management	<p>At time of offer, Manitoba Housing cannot guarantee that the unit has no pest activity. Manitoba Housing will continue to inspect the premises on a regular basis and take appropriate action towards elimination of any infestation.</p> <p>Tenants must report any pest problems and co-operate fully with pest control efforts. This may include granting the landlord reasonable entry for inspection and treatment for all pests, preparing the unit for treatments and refraining from acts that promote pest infestation and their persistence.</p>

<p>Modifications to the Unit or Yard</p>	<p>Tenants must not change, add or remove any locks to the rented premises.</p> <p>Tenants must not make any alterations or improvements to the rented premises without the prior written consent of the landlord.</p> <p>Tenants must not install any antenna, satellite dish, poles, towers, or window air condition units without prior written consent of the landlord.</p> <p>Tenants are not allowed to place, build or install recreational equipment on the property without prior written consent. Recreational equipment may include but is not limited to pools, swing set, play structures, or trampolines.</p> <p>Tenants are not allowed to have an appliance such as a portable dishwasher, washer or dryer where no permanent hookups are supplied or where laundry facilities are located in the building.</p> <p>Where the landlord grants permission to the tenant to alter the unit or yard, the tenant must return the unit or yard to the original state unless the landlord agrees in writing to allow the changes to remain.</p>
<p>Exclusive Use of Property and Services</p>	<p>Tenants are responsible to ensure that private entrances, steps, sidewalks and parking spaces are kept clear of snow, ice and clutter.</p> <p>Tenants that have exclusive use of a yard are responsible to cut grass; control weeds and keep the area clear of refuse and debris.</p> <p>Tenants must remove all personal items from areas such as yards and balconies when maintenance to the building is required.</p> <p>Balconies must be kept in good order to the standard of the landlord. Hanging of clothes, rugs and other items is not permitted.</p> <p>Tenants must not allow guests or the public to access facilities and services that are reserved for the exclusive use of tenants. This includes but is not limited to laundry facilities, exercise equipment and computers.</p>
<p>Operating a Business</p>	<p>Tenants must not operate a business from the unit without prior written approval from the landlord.</p> <p>Tenants must not place or expose or allow to be placed or exposed anywhere on the premises, any placard, notice, plate or sign for advertising purposes.</p>
<p>Impairment of Safety</p>	<p>Tenants and their guests must not impair the safety of others, including staff and their representatives (i.e., Contractors) on any Manitoba Housing property. Behaviours that impair safety include but are not limited to:</p> <ul style="list-style-type: none"> • harassing behaviour that creates an unpleasant or hostile situation by uninvited and unwelcomed verbal conduct. Verbal harassment includes but is not limited to: threatening, yelling, insulting or cursing. • harassing behaviour that creates an unpleasant or hostile situation by use of physical contact. Physical harassment or assault on a person(s) includes but is not limited to: lewd hand gestures to convey curse words, chasing, poking or pinching. In extreme cases such as assault: shoving, hitting or causing bodily harm. • any act of violence that poses a risk to others on Manitoba Housing property.

Criminal Activity	<p>Tenants and their guests are not to engage in or allow any criminal activity to occur on the property where the tenant resides or on any Manitoba Housing property. Criminal activity includes but is not limited to:</p> <ul style="list-style-type: none"> • trafficking, production or cultivation of a controlled substance prostitution and related activities • human trafficking or exploitation of children or adults • possession or storage of explosives • improperly storing fire arms or ammunition and possessing illegal firearms and other dangerous weapons
Smoking	<p>Smoking (means inhaling, exhaling, burning, breathing, or carrying any substance that produces smoke, including but not limited to any lit cigar, pipe, cigarette, electronic cigarette, vapour product, tobacco product or cannabis) is not allowed:</p> <ul style="list-style-type: none"> • in units in designated non-smoking buildings • in any common areas of any building or within 8 meters of any opening (door, window, patio door, balcony) • near a device that provides oxygen or where a concentration of oxygen is present
Pet	<ul style="list-style-type: none"> • Tenants must have prior approval before bringing a pet into any Manitoba Housing building. • Tenants must sign a Pet Agreement.
Service Animal	<ul style="list-style-type: none"> • Tenants must complete a Service Animal Registration Form.

Violation of this agreement will result in one or more of the following:

- Costs associated with repairs due to damage caused by tenants or their guests being charged to the tenant account;
- Written warning(s);
- Termination of the Tenancy Agreement;
- A Barring Notice that prohibits a person from entering any property managed by Manitoba Housing.

I understand, agree and will adhere to the House Rules Agreement as outlined above.

_____	_____	_____
Date	Print name of Tenant	Signature of Tenant
_____	_____	_____
Date	Print name of Tenant	Signature of Tenant
_____	_____	_____
Date	Print name of Tenant	Signature of Tenant
_____	_____	_____
Date	Print name of Tenant	Signature of Tenant