

XOff Tenant Reminders

Please read all of these reminders! They help answer very important questions.

- Each rental unit is to be kept tidy and in a good state of repair and cleanliness at all times. This is part of the lease agreement.
- Only the tenants assigned to the lease are permitted to occupy the leased premises.
- Rent is due on the first day of each month. If you are unable to cover your cheque, please call Gerry Doucet two days before the end of the month to work something out. This will avoid bounced cheque charges.
- The tenant(s) are responsible for visiting guests and their behaviour.
- No pets. No smoking in unit. Please provide a tin can outside unit to dispose/extinguish cigarettes for smokers and to keep property tidy.
- Keep yard tidy.
- Garbage is to be sorted, recycled and put at curbside on each collection day. It is the responsibility of the tenants to clean up any torn garbage/recycles immediately.
- Garbage and recycles are not to be left on decks. Store it in garbage bins or sheds.
- Snow removal is the responsibility of the tenant.
- No hot grease frying on stove top.
- No bicycles are to be stored inside of rental unit.
- No tenant may tamper with the smoke detection sensors. This is a serious violation re the terms of the lease agreement and is subject to tenant eviction.
- No flags, towels or bed sheets over windows.
- Tenant insurance is strongly recommended.
- No water beds.
- All furniture that is on wood flooring, must have felt pads applied to the contact surface that touches the floor. Failure to do so will damage the flooring and the damage will be charged to the tenant as per appendix B.
- No adhesive stickers or nails in walls. 3M Brand picture hangers or MatTac are acceptable. Damage to walls will be repaired at the tenants expense, as per appendix B.
- Noise and Music are to be kept at an acceptable level. Respect you neighbours. Obey the Town Noise Bylaw.
- Heat is always to be kept at a minimum of 10 degrees Celsius or 50 degrees Fahrenheit.
- No damage deposit will be returned until unit is 100%clean, as per cleaning instructions handed out by the landlord.
- Please contact Landlord if you plan to be away, and the unit is empty for extended periods (Xmas).

The X-Off Team

- Communications Manager, Robin Campbell: 1-902-338-4151
- Owner Landlord, Gerry Doucet: 1-902-863-8585
- Repairs & Emergencies, Ben Theuerkauf: 1-902-318-2355