

SAFETY GUIDELINES & REGULATIONS

Keeping the Unit Safe and Sanitary - Tenants must keep their dwelling in a safe and clean condition. The unit does not have to be immaculate but free from clutter and from safety hazards.

Disposing of Garbage - Tenants have the responsibility of not allowing garbage, debris, and other waste to accumulate inside their apartments. Such waste must be disposed of in a clean and safe manner.

Maintaining Plumbing Fixtures - Tenants must do their best to keep all plumbing fixtures they use, such as the toilet or shower, in a clean condition.

Properly Operating All Plumbing and Electric Fixtures - Tenants are obligated to operate all electrical, plumbing, heating, cooling or other facilities according to their intended use. Doing so will minimize the risk of damage or sanitary or safety issues.

Maintaining Appliances Supplied by the Landlord - In the same vein, tenants are also responsible for taking the proper care of stoves, refrigerators, hair dryers or any other appliances that have been supplied by the landlord. These appliances should only be used for their intended purposes and should be kept in a “reasonably” clean condition.

Not Damaging the Unit - It is the responsibility of the tenant to make sure he or she, any of their guests, or anyone they allow onto the property, does not damage the unit or any other part of the premises they have access to, including the common area, parking, lounges, etc. This includes deliberately damaging or destroying, damaging by neglect, or removing any part of the property.

Respecting Other Neighbors' Peace and Quiet - Tenants and any individuals they allow onto the premises have the obligation to conduct themselves in a way that will not be disruptive to their neighbors. This could include refraining from playing loud music or from running and screaming around the property.

Refraining from the Use of Illegal Drugs or Other Controlled Substances - Tenants or their guests must not use or distribute any controlled substances or other illegal or dangerous drugs on the premises. This could not only result in violating their lease agreement, it could also result in legal action being taken against them by the local government.

Not Tampering With Smoke or Carbon Monoxide Detectors - Tenants must never tamper with smoke or carbon monoxide detectors. This includes removing batteries, removing the detector completely, or damaging the detector.

Preventing Mold Growth - Tenants must make an effort to prevent moisture accumulation in their unit that could lead to the growth of mold. This includes not allowing standing water. If the tenant notices any moisture accumulation, soft spots caused by water in walls or ceilings or any visible mold growth, they must immediately notify the landlord.

Observe Traffic & Parking Signs – Tenants must observe and respect the right of way and maintain slow speed while in the parking facility. Refrain from leaving the vehicle running and unattended. Do not store combustibles in or around the vehicle.