

SCHEDULE B: To be attached to LEASE

1. *The Landlord acknowledges receipt from the Tenant of the sum of \$ _____ as prepayment of the last month's rent.*
2. *The Landlord shall provide and maintain the premises in a good state of repair and fit for habitation and complying with the municipal health, safety and maintenance standards.*
3. *The Tenant is responsible for the ordinary cleanliness of the premises and for the repair of damage caused by the wilful or negligent conduct of the Tenant, other occupants of the premises, or persons permitted on the premises by the Tenant,*
4. *The Landlord may enter the premises following written notice given to the Tenant at least 24 hours' before the time of entry to carry out repairs or to allow a potential mortgagee, insurer, or purchaser to view the premises. Such notices must specify the reason for entry, the day of entry, and a time between the hours of 8 a.m. and 8 p.m. Notice is not required in cases of emergency or if the Tenant consents to the entry at the time of entry. The Landlord may also enter the premises without written notice to show the unit to prospective tenants after the agreement or notice of termination, provided such entry is between the hours of 8 a.m. and 8 p.m. and, before entering, the Landlord makes a reasonable effort to inform the Tenant of the intention to enter.*
5. *The Landlord is responsible for the mowing of the lawn.*
6. *The Tenant agrees:*
 - a) *To water the lawn and to keep the flower beds, and shrubbery in good order and condition, and to keep the sidewalk surrounding the premises free and clear of all obstructions.*
 - b) *To take due precautions against freezing of water or waste pipes and stoppage of the same in and about the premises. If water or waste pipes become clogged by reason of the Tenant's neglect or recklessness, the Tenant shall repair the same at his/her/their own expense as well as pay for all the damage caused.*
7. *The Tenant agrees to notify the Landlord of an intended absence of more than seven days and will permit the Landlord to enter the premises during the absence if reasonably necessary.*
8. *The Tenant agrees to not alter, amend or change the decor of the premises without the express written consent of the Landlord.*
9. *The Tenant agrees not to keep pets on the premises without the express written consent of the Landlord.*

10. *The Tenant agrees not to affix the adhesives to the interior walls or ceilings.*
11. *The Tenant agrees to notify the Landlord, immediately in writing, of any complaints with the premises that are, or should be, the responsibility of the Landlord to remedy.*
12. *The Tenant agrees not to affix satellite television receptacles to the building.*
13. *The Tenant acknowledges and agrees that this unit is a non-smoking building and that smoking inside of the building is prohibited.*
14. *The Landlord is responsible for the snow removal for the road and driveway (only).*