

## **PAL Stratford Inc.**

P. O. Box 23040  
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# Tenant Rights and Responsibilities

## **Safety and Security of Tenancy:**

You may live in your unit until:

- You give proper written notice to the landlord (PAL Stratford), or
- The landlord ends your tenancy for breaking rules of the Residential Tenancies Act

## **Notice Before Entry:**

- The landlord must provide 24 hours written notice before entering your unit, unless there is an emergency
- A Property Manager, Board Member, or contractor who enters your unit must have a reason for entering that complies with the Residential Tenancies Act or your lease

## **Tenant Responsibilities:**

As a tenant, you and anyone living with you must comply with the responsibilities of your lease. This includes, but is not limited to, the following responsibilities:

- Pay your full rent on time and follow the guidelines in your lease
- Keep your unit clean and in good condition
- Repair or pay to repair damages that you or your visitors or your guests cause (This does not include repairs for regular wear and tear)
- Be responsible for your actions and the actions of the other members of your unit, your visitors, your guests, and your pets
- Respect your neighbours by not making too much noise, controlling and cleaning up after your pets, and helping to keep common areas clean by using the garbage bins provided
- Respect all property including rental units, personal property, common spaces and gardens
- Follow PAL Stratford policies and all applicable laws
- Get household insurance for your belongings. This is usually called contents or renters' insurance
- Ask the Property Manager for help if you need your lock changed. *Do not change locks yourself*
- Tell the Property Manager in writing, within 30 days, if someone moves in or moves out of your unit
- Report changes to your income within 30 days of the change to the Property Manager
- You must not sublet your unit

## AFFIRMATION REGARDING TENANT RIGHTS AND RESPONSIBILITIES

I affirm that I have received a copy of the Tenant Rights and Responsibilities Policy, have read and understood its contents, and agree to comply with the policy, and the Residential Tenancies Act.

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Name of Tenant

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Signature of Tenant

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Date