

# Tenant Bulletin-Spring 2016

## MOVING?...Provide the Proper Notice

Tenants are required to provide at least a FULL 60 days *written* notice before moving from a Native People of Sudbury Development Corporation rental unit. All termination dates must be for the last day of a month.

Written notice must be received by the Native People of Sudbury Development Corporation office by or on the first day of a month to be effective at the end of the next month.

For example, if a tenant submits written notice on June 1st, the tenant can move out by July 31st. But, if a tenant provides written notice on any day between June 2nd to June 30th, the tenant cannot move out until August 31st.

## Yard Maintenance

Each Native People of Sudbury Development rental agreement makes it the responsibility of the tenant to keep the outside area around the rental property free of garbage and debris, and keep the grass cut throughout the growing season. Section 15 (i) of the lease states that it is the tenant's responsibility to...

*... keep up and preserve in good order and condition the lawn, garden and property belonging and appurtenant to the leased premises. He shall keep cut all grass upon the leased premises and immediately clear the property of all trash and debris. During his tenancy he shall also protect all flowers, trees or bushes now growing or henceforth planted on the property, from waste, injury, or destruction. In the event that the Tenant fails to perform these tasks, the Landlord reserves the right to hire whatever help is required to perform the work and bill the Tenant for same...*

Please ensure that you keep the yard clean and tidy, and the grass cut throughout the coming spring and summer months. The only exception to the yard maintenance requirements is where there are more than two rental units on the property—in these cases Native People of Sudbury Development Corporation hires a contractor to cut the grass, but tenants are still responsible to pick up debris from around their units.

**Stoop and Scoop**: Every tenant who owns a pet (dog or cat) must keep the pet on a leash while it is outside of the rental unit, and must pick up ALL pet droppings immediately. These are not only requirements of the rental agreement, but are also By-laws. Failure to follow these rules could place the tenancy in jeopardy or/and result fines being levied by a By-law Enforcement Officer .

**NO POOLS** : Swimming and wading pools are **not** permitted on any Native People of Sudbury Development Corporation property. Pools are a potential drowning hazard and (depending on the size) are regulated by municipal bylaws (they may need to be fenced-in). In addition, the excessive amounts of water used to fill pools costs NPSDC money, and pools can destroy the grass on which they are placed.

## ANNUAL UNIT INSPECTIONS

Each Native People of Sudbury Development Corporation unit will be inspected for repairs over the coming spring and summer months. Tenants will receive written notice in advance of the unit inspection. Tenants are advised that all wilful and negligent tenant-related damages will be repaired at the tenant's expense by either the tenant (to the satisfaction of the landlord), or by the landlord who will hire a contractor and invoice the tenant for reimbursement of the repair costs. Normal wear and tear is not considered tenant-related damage.