

DEON WYSOCKI PROPERTIES HOUSE RULES SPRING 2024

In addition to your lease terms you must obey the following Reasonable Rules while living in our home:

DO:

- 1) **RESPECT OUR TRUST RELATIONSHIP.** Please remember that you are a guest in our home. Take care of it, don't hide things or lie to us or there will be consequences. Only those who value this important policy are welcome in our home;
- 2) **PAY YOUR RENT & BILLS ON TIME.** Rent is due on the 1st of each month by 9 AM. NSF & late fees will apply;
- 3) **KEEP THE HOME, YARD AND ALL APPLIANCES CLEAN AND TIDY AT ALL TIMES. WE DO NOT TOLERATE UNCLEANLINESS!**
- 4) **CUT GRASS, WEEDS, RAKE AND DISPOSE OF LEAVES.** Keep downspouts connected at all times;
- 5) **SHOVEL SIDEWALKS AND DRIVEWAYS.** Keep gates closed and surroundings free of ice and snow otherwise damage will occur;
- 6) **CARE FOR OUR LAWN EQUIPMENT.** You are responsible for the cost of repairs or replacement if neglected or stolen;
- 7) **CARE FOR OUR WASHER & DRYER.** Keep them clean, don't overload and clear dryer lint trap regularly;
- 8) **KEEP PESTS AWAY FROM THE HOME.** Keep lawn clear of pet feces (mice eat it), bagged trash and pet waste away from the house, and store bulk foods in sealed containers. If you see mice in the home report it immediately;
- 9) **HAVE GUESTS IN LEGAL BEDROOMS ONLY.** Guests include family and friends who are visiting short term, who do not plan to live in the home permanently, and will not be sharing rental obligations IE not on the lease;
- 10) **PROTECT HARDWOOD FLOORS.** Use furniture cups or equivalent on all legs of furniture, particular beds and sofas. Remember: hardwood floor repairs are very expensive!
- 11) **FOLLOW ALL CITY BBQ AND FIRE PIT LAWS.** They are available on the City of Winnipeg website;
- 12) **CONTACT US IF YOU NEED HELP.** For emergencies call us directly at 204-995-9545 or 204-995-6480. For non-emergency repairs & inquiries call, email or text us during regular business hours only please. Never text or email emergencies!

DO NOT:

- 13) **SMOKE INSIDE THE HOME INCLUDING CANNABIS AND VAPES.** If you do you will be evicted;
- 14) **GROW CANNABIS ANYWHERE ON THE PROPERTY! IT IS ILLEGAL** and you will be evicted and reported to Police;
- 15) **BRING PETS INTO THE HOME WITHOUT PERMISSION FOR ANY PERIOD OF TIME.** Babysitting pets that don't belong to you is not allowed. All pets must be documented and deposit paid. Violations will put you on a fast track to eviction;
- 16) **BRING PERMANENT ROOM-MATES OR DEPENDENTS INTO THE HOME WITHOUT PERMISSION.** All permanent occupants must be approved by us first and listed on the lease as either "Co-Tenant" (application required) or "Dependent" (info required). Only we get to decide who lives in our home, and we reserve the right to ask anyone who is not approved to leave immediately;
- 17) **BRING PERSONAL APPLIANCES INTO THE HOME WITHOUT PERMISSION** including portable dishwashers, freezers;
- 18) **CUT DOWN ANY TREE, BUSH OR VINE WITHOUT PERMISSION;**
- 19) **TAMPER WITH SMOKE ALARMS – IT IS ILLEGAL;**
- 20) **TAMPER WITH APPLIANCES AND MECHANICAL SYSTEMS** including electrical, heating and plumbing (IE faucets and shower heads). Do not attempt any repairs yourself and always report problems immediately;
- 21) **STORE ITEMS ON TOP OFF OR AGAINST HVAC EQUIPMENT** such as the furnace, hot water tank, etc. Keep items at least one foot away at all times. We are not responsible for resulting damages;
- 22) **USE BIG NAILS, SCREWS, TAPE OR DRILL HOLES IN WALLS OR FLOORS.** Use only 3M Command Strips or small nails sparingly, especially in plaster walls (expensive!). Painting & wallpaper are not allowed;
- 23) **FLUSH PAPER TOWELS, CAT LITTER, BABY WIPES OR PERSONAL HYGIENE ITEMS EVEN IF PRODUCT CLAIMS "FLUSH-ABLE" DOWN THE TOILET.** Flush toilet paper only and never pour grease or paints down drains in the home;
- 24) **BLOCK WALKWAYS, WINDOWS OR FIRE EXITS – IT IS ILLEGAL;**
- 25) **DRIVE OR PARK ON ANY LAWN, BOULEVARD OR SIDEWALK – IT IS ILLEGAL;**
- 26) **PILE SNOW AGAINST THE HOME OR THE NEIGHBORS' HOME;**
- 27) **KEEP THE FOLLOWING ITEMS ON THE PROPERTY:** waterbeds, wet aquariums, fuels/fireworks in the home, real Christmas trees, garden beds, sheds, uninsured or derelict vehicles – parking spaces are for your insured vehicles only;
- 28) **RENT OUT ANY PART OF THE PROPERTY TO ANYONE ELSE** including rooms, garages or parking spaces.