

Hartman Trailer Park

Park Rules

Updated - May 2013

The tenant agrees that a breach of any of the provisions of the conditions listed here shall constitute a breach of material covenant of the tenancy agreement.

1. All rent owing shall be paid on time unless otherwise authorized in writing by the Landlord. Late payment of rent will not be tolerated.
2. The tenant is responsible for repairs of any damage caused by his willful or negligent act or omission, of that of a person permitted on the residential premises or property by him. The tenant is also responsible for damage beyond normal wear and tear.
3. The tenant will not permit any unreasonable noise or disturbance in the premises or on the property at any time and in particular between the hours of 11 PM and 8 AM.
4. No animals or pets of any description shall be harbored in the premises or on the property without the written consent of the Landlord.
5. The use of wood burning stoves is allowed in the tenant's trailer only if and when the insurance inspector gives written approval.
6. The trailer or pad cannot be sublet without the Landlord's consent in writing.
7. A minimum of one full month written notice of the tenant's intention to vacate the premises is to be given to the Landlord on or before the last day of a rental payment period (the day before the rent is due), to be effective on the last day of any ensuing rental payment period.
8. The cost of any repairs carried out by the tenant without the written consent of the Landlord cannot be deducted from rent owing.
9. The tenant is responsible for any bank charges in connection with an NSF cheque for rent or repairs. A rent cheque which is declared NSF will be considered as NON-PAYMENT of rent and a breach of the tenancy agreement.
10. The tenant is responsible for maintenance of their rental site (watering , cutting lawns and other grounds maintenance) and supplying his own tools and equipment. If the tenant does not meet this responsibility the Landlord will arrange for such maintenance and charge the cost back to the tenant.
 - a. Firewood must be stored neatly in a discreet area in your yard
 - b. Visible yard space must be maintained in a neat and tidy manner
 - c. Personal items must be stored in an approved storage unit within the rental site boundaries.
 - d. With written approval from the Landlord, a tenant can construct a shed on the rental site. The structure must be no larger than 10' x 10' and finished with either vinyl siding matching with the mobile home or in a wood finish painted to match/coordinate with the existing building.
11. The tenant is responsible for all hook-up and disconnection charges for electricity, telephone, sewer and water, and permit for same.

12. Upon vacating the premises, the tenant shall ensure that the premise is thoroughly cleaned and that all garbage and refuse is removed.
13. No public meetings shall be held in or about the premises.
14. The tenant is to make no changes to the trailer pad or surrounding property without the Landlord's written consent. Trailer skirting, additions and general appearance must be maintained in a condition acceptable and approved by the Landlord.
15. NO TRADE, BUSINESS, PROFESSIONAL OR OTHER SIGN OR NOTICE SHALL BE EXHIBITED in or about the premises, nor shall the same be listed or advertised or used in any way as a business address, unless authorized by the Landlord.
16. A maximum of two (2) vehicles may be maintained on the paved parking area of any site. No unlicensed vehicle will be allowed on the premises, nor will the overhauling or repairing of any vehicle on the property be tolerated.
 - a. Additional parking for oversized vehicles is available in the common parking area at the entrance to the property.
17. No open fires of any kind will be allowed within the park.
18. A 10 km/h speed limit is to be observed by all tenants and their visitors to ensure the safety of all residents.
19. Subletting of a Mobile Home: The residents of this park have chosen to purchase homes here because this is a mostly "owner occupied" park. Therefore, in order to protect the rights and expectations of the other park residents, and the values of their homes and of the park, no renter or sub-tenants are permitted without approval.
20. Home Sales: Before listing a home for sale, the owner of the home to be sold must notify the Landlord for a copy of an Application for Tenancy to the park and a copy of the Park Rules to provide to prospective purchasers.

Tenant Name

Tenant Signature

Site #

Date

Landlord

Date