

Hartman Trailer Park

Park Rules

Updated - June 2023

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.
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 site 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. A separate Pet Policy, available from the Manager, must be completed prior to animals being brought into the park.
5. The use of wood burning stoves is allowed in the tenant's trailer only if and when the building inspector gives written approval.
6. 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 following rental payment period. Upon vacating the premises, the tenant shall ensure that the premises are thoroughly cleaned and that all garbage and refuse is removed.
7. The cost of any repairs carried out by the tenant without the written consent of the Landlord cannot be deducted from rent owing.
8. Mobile homes and sites shall be attractively maintained by the Tenant and shall comply with all applicable laws, ordinances, and regulations of the Province, District and Municipality as are from time to time amended. Any additions or alterations to the mobile home require a building permit and the written permission of the landlord before commencement of any work. No alterations or changes by the tenant to the site's ground level are permitted. The tenant is responsible for maintenance of their rental site (watering, cutting lawns and other grounds maintenance) and supplying their 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 or in a well-maintained woodshed.
 - 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.
9. The tenant is responsible for all hook-up and disconnection charges for electricity, telephone, sewer and water, and permit for same.
10. Extended Absences: Tenants planning to be away for more than 10 days must inform the landlord of such absences and ensure that they have provided for rent payments if their absence falls within a rental payment period. The tenant must arrange for maintenance of their lawn and home site.
11. No vehicle or tent camping is permitted on a mobile home site.
12. No public meetings shall be held in or about the premises.

13. 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.
14. 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.
15. A maximum of two (2) working vehicles may be parked only on the paved parking area of any site. No unlicensed vehicle will be allowed on the premises; overhauling or repairing of any vehicle on the property is not permitted.
 - a. Additional parking for oversized vehicles is available in the common parking area at the entrance to the property.
16. No open fires of any kind will be allowed within the park.
17. A 10 km/h speed limit is to be observed by all tenants and their visitors to ensure the safety of all residents.
18. Subletting of a Mobile Home: In order to protect the rights and expectations of the other park residents, and the values of their homes and of the park, the trailer or pad cannot be sublet without the Landlord's consent in writing.
 - a. No renter or sub-tenants are permitted without approval.
 - b. A tenant cannot rent out any part of this property as Airbnb type short-term rental or storage use.
 - c. Any guest of a tenant who stays longer than 14 days will be deemed an occupant, and all occupants must be approved by Management.
19. Property Management: Rustic Luxury Home Services has been hired to manage the Park and to act as agent for the owner. Please refer concerns and questions to Jen Applebaum, Property Manager, at Jen@rusticluxury.ca, 250-566-1323, Box 397, Valemount BC, V0E2Z0.
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.
21. Monthly site rental payments:
 - Rent includes municipal water, sewer, and garbage utility taxes.
 - Rent is due by the end of business on the 1st business day of each month. **A \$20 late charge will be added to any unpaid rent on the 3rd day from the rent due date.**
 - If rent is paid by *cheque*, rent cheques will be made payable to the Manager at "Rustic Luxury Home Services". There will be a charge of \$25 for returned cheques, payable immediately to the Manager, along with cash rent and any late fees accrued.
 - **Epayment** through the Buildium management website. Epayments incur a convenience fee of \$2.50 per occurrence and can be set for automatic monthly recurring withdrawal from your bank account.
 - **Interac Etransfer** to payments@rusticluxury.ca - this has been set up with auto-deposit, so no password is required.

Tenant Name

Tenant Signature

Site #

Date

Property Manager

Date