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## Residential building regulations

### Preparation before your arrival

#### 1.1 Electricity subscription

It is the tenant's responsibility to subscribe to electricity (hydro) services before your move-in date. The subscription period begins on the start date of your lease.

#### 1.2 Home insurance

It is mandatory for the tenant to subscribe to a home insurance policy for the entire duration of their lease.

#### 1.3 Occupancy of premises

Unless notified otherwise in writing, the tenant's legal domicile is the residence for any legal documents that must be transmitted by the landlord. The tenant agrees to take possession of the dwelling no later than ten (10) days following the start of the lease.

#### 1.4 Rent payment

Two methods of payment will be accepted, post-dated checks and bank withdrawals. The tenant must pay their rent in full on the first of each month for the entire duration of their lease. Any rent that is more than 7 days late will incur administrative fees of \$25.

## 2 Building regulations

### 2.1 Modifications to the dwelling

Modifications to the dwellings are prohibited without the written consent of the landlord. Modifications to the dwellings include, but are not limited to:

- Painting walls/ceiling/furniture/woodwork or installing wallpaper
- Drilling holes in fixed furniture, doors, floors, and ceilings
- Modifications to the building's mechanics, electricity, and plumbing, changing locks

### 2.2 Safety

The tenant is responsible for implementing fire safety measures in their dwelling (non-obstruction of exits, smoke detectors, etc.).

### 2.3 Shared spaces

The tenant must keep all common areas (corridors, parking lots, elevators, stairs, etc.) free of debris or any property.

### 2.4 Good conduct

According to article 1860 of the Quebec Civil Code, the tenant and/or their visitors must behave in such a way as not to disturb the normal enjoyment of other tenants.

Between the hours of 8:00 a.m. and 10:00 p.m., it is prohibited to engage in noisy activities in the building.

### 2.5 Subleasing/termination of lease

Subleasing and/or termination of the lease are governed by law. These activities cannot be carried out without the landlord's consent.

### 2.6 Animals

Animals are prohibited in the dwelling.

### 2.7 Barbecue

Only electric barbecues will be allowed on balconies.

### 2.8 Waterbeds

Waterbeds are prohibited in all cases.

### 2.9 Smoking

Smoking cigarettes, cannabis, or any other substance is prohibited within 3m of the building.

### 2.10 Parking

Your parking space will be assigned to you by the landlord in annex B of your lease. It is mandatory to park in the space assigned to you.

The landlord reserves the right to modify the assigned parking spaces with written notification.

## 3 Maintenance

### 3.1 General maintenance

The tenant is responsible for the maintenance and cleaning of their dwelling. They must use mechanical, electrical, and plumbing appliances in a way that preserves their proper functioning. In case of appliance or fixture damage provided by the landlord, the tenant must notify the landlord in writing as soon as possible.

### 3.2 Keys

In the event the tenant loses their keys, a replacement fee of \$25 will be charged to them.

### 3.3 Appliances

Appliances, fixtures, accessories, and furniture provided with the dwelling are the landlord's property and must be left in good condition at the end of the lease, except for normal wear and tear. If these appliances and fixtures are damaged or need to be replaced, the landlord has the right to demand their repair or replacement and will claim the costs from the tenant.

## Acceptance of building regulations

The tenant has taken note of the building regulations and agrees to comply with them. They also accept that the building regulations are an integral part of the lease.

Tenant : \_\_\_\_\_ date : \_\_\_\_\_

Tenant : \_\_\_\_\_ date : \_\_\_\_\_

### Information

Building address : \_\_\_\_\_

### Emergency contact

Name : \_\_\_\_\_

Phone : \_\_\_\_\_ lien : \_\_\_\_\_

