

RESIDENTIAL TENANCY ADDENDUM: FURTHER TO THE CONTRACT DATED APRIL 23, 2018.

RE: 3489 STELLAR PLACE, ROBERTS CREEK, BC QUEIROGA TO ROSS-NELSON/GAGNON

THE TENANT AND THE LANDLORD AGREE TO THE FOLLOWING:

1. PLEASE NO SMOKING BY TENANTS OR GUESTS ON THE PREMISES.
2. **DECKS:** TENANTS TO ENSURE THAT PLANT POTS/FURNITURE ETC. DO NOT HARM THE DECK SURFACE WITH EXCESSIVE MOISTURE/OR ABRASIVE MATERIALS ETC.
3. **SNOW REMOVAL** IS NOT PROVIDED. TENANTS ARE REQUIRED TO REMOVE THE SNOW TO ACCESS THE PROPERTY AND THEIR VEHICLES. TENANTS SHOULD USE THE APPROPRIATE PRODUCT TO PREVENT ANY ICE BUILD UP ON STAIRS AND WALKWAYS.
4. **INTERIOR AND EXTERIOR** OF PREMISES MUST BE KEPT IN A NEAT AND TIDY FASHION. NO STORAGE OF BELONGINGS OUTSIDE.
5. **PROPERTY TAXES;** THE LANDLORD WILL BE RESPONSIBLE FOR THE PROPERTY TAXES.
6. **SUBLETTING;** THERE WILL BE NO OTHER TENANTS WITHOUT WRITTEN CONSENT FROM THE LANDLORD. TENANTS NAMED ON THE LEASE ONLY. PLEASE SEE SUBLET CLAUSE IN CONTRACT. ANY NEW TENANT MUST BE APPROVED BY THE PROPERTY OWNER IN WRITING BEFORE ANY PART OF THE PROPERTY IS SUBLET. ANY ADDITIONAL TENANTS LIVING WITH THE TENANT (OTHER THAN THOSE NAMED ON THE LEASE) MUST ALSO BE APPROVED BY THE PROPERTY MANAGER/OWNER BEFORE OCCUPATION; FAILURE TO OBTAIN APPROVAL WILL RESULT IN EVICTION.
7. TENANTS PERMITTED TO RESIDE ON THE PREMISES ARE; **THOSE NAMED ON THE LEASE ONLY**
8. **HOME-BASED BUSINESS;** THE TENANTS WILL NOT OPERATE ANY HOME-BASED BUSINESS WITHOUT WRITTEN CONSENT FROM THE PROPERTY MANAGER/OWNER.
9. **PAINTING;** THE TENANTS WILL NOT ALTER THE PREMISES IN ANY WAY, i.e.: PAINT, WALLPAPER, ETC., WITHOUT WRITTEN CONSENT FROM THE PROPERTY OWNER, PICTURES TO BE HUNG USING HARM FREE PICTURE HANGERS.
10. **PARKING;** THERE SHALL BE NO MORE THAN ONE VEHICLE ON THE PROPERTY; VEHICLES TO BE PARKED IN DESIGNATED PARKING AREAS ONLY. THERE SHALL BE NO UNLICENSED VEHICLES ON THE PROPERTY. THERE SHALL NOT BE ANY BOATS. RECREATION VEHICLES ETC. STORED ON THE PROPERTY OR ON THE ROADSIDE IN FRONT OF THE PROPERTY WITHOUT WRITTEN PERMISSION FROM THE PROPERTY MANAGER/OWNER. PLEASE TAKE APPROPRIATE MEASURES TO ENSURE THAT ANY OIL OR OTHER FLUID LEAKS DO NOT STAIN THE SURFACE OF ANY GARAGES/CARPORTS DRIVEWAYS ETC., ON THE PROPERTY, TENANT WILL BE LIABLE FOR THE COST OF ANY CLEANUP REQUIRED.
11. **STORAGE;** PROPERTY SHALL NOT BE USED TO STORE BUILDING SUPPLIES/CAR PARTS, APPLIANCES/JUNK ETC., THIS SHALL BE AT THE LANDLORD'S DISCRETION. NO HOARDING-EXCESS CLUTTER OR FIRE HAZARDS PERMITTED. THIS SHALL BE AT THE SOLE DISCRETION OF THE LANDLORD OR THE LANDLORDS AGENT. NO OTHER PARTIES BELONGINGS SHALL BE STORED ON THE PREMISES.
12. **NOISE;** THE TENANTS WILL ENSURE THAT THEY, THEIR CHILDREN, GUESTS, ETC., DO NOT COMPROMISE THE QUIET ENJOYMENT OR THE SAFETY OF THE OTHER TENANTS OR NEIGHBOURS.
13. **INSURANCE;** TENANTS ARE ADVISED TO ACQUIRE CONTENTS AND LIABILITY INSURANCE, AND TO PROVIDE A COPY TO RE/MAX PRIOR TO OCCUPANCY. THE HOMEOWNERS INSURANCE DOES NOT COVER TENANTS' PERSONAL LIABILITY OR BELONGINGS. THE TENANTS AGREE; TO REMOVE AT THEIR COST, ANY BELONGINGS THAT ARE DESTROYED IN A FLOOD, FIRE ETC. WHETHER OR NOT THEY HAVE ANY REMAINING VALUE. AS THE LANDLORD'S INSURANCE DOES NOT COVER THE COST OF REMOVAL OF TENANTS BELONGINGS IN THE EVENT THAT THEY ARE DESTROYED OR DAMAGED.

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14. **LOSS/DAMAGE TO TENANT BELONGINGS;** THE LANDLORD SHALL NOT BE RESPONSIBLE FOR ANY LOSS, DAMAGE OR EXPENSES CAUSED BY ANY OVERFLOW OR LEAKAGE OF WATER FROM ANY PART OF THE BUILDING OR ANY ADJOINING BUILDINGS OCCASIONED BY THE USE, MISUSE OR ABUSE OF WATER OR BY THE BREAKING OR BURSTING OF ANY PIPES, PLUMBING FIXTURES OR SEWAGE BACKUP, OR IN ANY OTHER MANNER OR BY SEEPAGE FROM ADJOINING LANDS OR PREMISES OR BY ANY ACCIDENT OR MISADVENTURE TO OR ARISING FROM THE USE AND OPERATION OF MACHINERY, ELEVATOR, HEATING APPARATUS, ELECTRICAL WIRING AND GAS APPLIANCES OR OTHER PIPES AND APPLIANCES OR ANY FIXTURE OR BY REASON OF ANY STRUCTURAL DEFECTS ON THE BUILDING OR PREMISES OR BY ANY OTHER MATTER OR THING WHATSOEVER.
15. **REPAIRS;** ALL CONCERNS/ REPAIRS NEEDED/PLUMBING, ELECTRICAL ISSUES ON THE PROPERTY WILL BE *REPORTED IMMEDIATELY* TO THE PROPERTY MANAGER/OWNER PLEASE DO NOT ATTEMPT TO DO REPAIRS WITHOUT APPROVAL FROM THE PROPERTY OWNER. SHOULD A SERVICE REPAIR PERSON BE CALLED TO SERVICE AN APPLIANCE, REPAIR PLUMBING, A FURNACE, GAS FIREPLACE, ETC., AND IT IS FOUND THAT, IT IS A TENANT ERROR, i.e.: OVEN TIMER ON, BLOWN FUSE, TRIPPED BREAKER, FOREIGN OBJECTS STUCK IN TOILETS, OR IMPROPER USE, THE TENANT WILL BE REQUIRED TO PAY ANY ASSOCIATED COSTS TO REPAIR OR REPLACE IF NECESSARY.
16. **GARBAGE;** DUE TO INCREASED WILDLIFE ISSUES WITH GARBAGE, PLEASE DO NOT PUT GARBAGE OUT UNSECURED. AND UNTIL THE MORNING OF GARBAGE DAY PICK UP.
17. **COLD WEATHER;** ALL EXTERIOR WATER TAPS TO BE SHUT OFF FROM THE INSIDE AND DRAINED FROM THE OUTSIDE IN ORDER TO PREVENT FREEZING PIPES AND POTENTIAL FLOODING. DURING FREEZING TEMPERATURES.
18. **SEPTIC-**THIS PROPERTY IS SERVICED BY A SEPTIC SYSTEM. ONLY ENVIRONMENTALLY FRIENDLY. BIO DEGRADABLE PRODUCTS ARE TO BE USED. NO DIAPERS. BABY WIPES FEMININE HYGEINE PRODUCTS. DENTAL FLOSS. PAPER TOWEL. RAZOR BLADES. BLEACH. GREASE. OIL. CAT LITTER. COFFEE GROUNDS. CIGARETTES BUTTS, FILTERS, VARNISH, PAINT THINNERS, MOTOR OILS, GASOLINE, CHEMICALS, ANTI BACTERIAL PRODUCTS, FOOD, KITCHEN WASTE, ETC. TO BE FLUSHED OR PUT DOWN DRAINS OR LAUNDRY. **NO POWDERED SOAPS/BLEACH TO BE USED.**
19. **UPON VACATING;** SHOULD THE TENANT NOT LEAVE THE PROPERTY IN THE CONDITION THEY RECEIVED IT AT THE BEGINNING OF THE TENANCY, THE LANDLORD MAY REQUEST A PROFESSIONAL CLEANER TO CLEAN THE PREMISES, AND THE TENANT AGREES THAT ANY ASSOCIATED COSTS WILL BE PAID BY THEMSELVES OR DEDUCTED FROM THE DAMAGE/PET DEPOSITS. THE PREVIOUS TENANTS (THIRKELL/HEEDS) CONDITION INSPECTION SHALL SERVE AS THE CURRENT CONDITION INSPECTION REPORT.
20. **PROPERTY MANAGEMENT;** THE TENANTS ACKNOWLEDGE THAT THEY ARE AWARE THE PROPERTY MANAGERS ARE LICENSED REAL ESTATE AGENTS AND HAVE BEEN AUTHORIZED BY THE OWNER TO PROVIDE PROPERTY MANAGEMENT SERVICES ON BEHALF OF THE OWNER. TENANT IS AWARE THAT RE/MAX TOP PERFORMERS BETH PATE ARE ACTING AS THE LANDLORD'S AGENT AND NOT AS AN AGENT FOR THE TENANT.
21. **SECURITY/PET DEPOSITS;** THE TENANT ACKNOWLEDGES AND AGREES THAT IF THE AGENT OF THE LANDLORD RECEIVES SECURITY DEPOSITS ON BEHALF OF THE LANDLORD FROM THE TENANT. THE AGENT IS NOT A STAKEHOLDER OF THE SECURITY DEPOSIT AND MAY RELEASE IT IN ACCORDANCE WITH THE INSTRUCTIONS OF THE LANDLORD. IN THE EVENT THE SECURITY DEPOSIT IS SO RELEASED, THE LANDLORD WILL BE RESPONSIBLE FOR RETURNING THE SECURITY DEPOSIT AND ACCUMULATED INTEREST TO THE TENANT IN ACCORDANCE WITH THE PROVISIONS OF *THE RESIDENTIAL TENANCY ACT*. THE TENANT IS AWARE THAT THE SECURITY/PET DEPOSITS ARE HELD BY THE PROPERTY OWNER.
22. **ILLEGAL ACTIVITIES;** TENANT IS AWARE THAT ILLEGAL SUBSTANCES/OR ACTIVITIES ARE NOT PERMITTED ANYWHERE ON THE PROPERTY OR IN VEHICLES PARKED ON THE PROPERTY. OR OUT IN FRONT OF THE

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PROPERTY BY TENANTS OR GUESTS. SHOULD THIS OCCUR EITHER BY THE TENANT OR THEIR GUESTS IMMEDIATE EVICTION WILL OCCUR.

23. **VISITORS/GUESTS;** THE TENANTS AGREE TO ASSUME ALL LEGAL LIABILITY FOR THE ACTS AND CONDUCT OF ANY VISTORS/GUESTS. THE TENANTS WILL INDEMNIFY THE OWNERS FOR ANY CLAIMS TO WHICH THE OWNERS MAY BECOME LIABLE BY REASON OF THE TENANTS' USE OR OCCUPANCY OF THE PREMISES, ANY WRONGFUL ACT, NEGLIGENCE OR DEFAULT ON THE TENANTS' USE OR OCCUPANCY OF THE PREMISES, ANY WRONGFUL ACT, NEGLIGENCE ON THE TENANTS' PART OR ANY BREACH OF THIS LEASE ON THE TENANTS' PART.
24. **FLOORS;** FURNITURE PADS TO BE USED UNDER FURNITURE, AND APPROPRIATE PROTECTION UNDER PLANT POTS.
25. **EXTENDED ABSENCES;** TENANTS WILL NOTIFY PROPERTY MANAGER/OWNER SHOULD THEY BE ABSENT FROM THE PROPERTY FOR 5 CONSECUTIVE DAYS SO THAT, FOR INSURANCE PURPOSES, THE PROPERTY CAN BE MONITORED.
26. **WATER;** TENANTS WILL SHUT OFF THE WATER IN THE HOME IF LEAVING THE PROPERTY FOR ALL EXTENDED ABSENCES, AND WILL ADVISE PROPERTY MANAGER.
27. **LANDLORD CONTENTS;** TENANTS AGREE THAT ANY BREAKAGE OR DAMAGE TO CONTENTS BELONGING TO THE LANDLORD SHALL BE REPAIRED OR REPLACED BY THE TENANT; THIS DOES NOT INCLUDE ANY MALFUNCTIONS THAT MAY OCCUR FROM NORMAL USAGE.
28. **GARDENING;** THE LANDLORD CUTS THE GRASS. PLEASE KEEP THE LAWN CLEAR OF BELONGINGS
29. **LEASE TERMINATION;** THE TENANTS AGREE THAT IF THIS IS A LEASE AND THEY TERMINATE THE TENANCY BEFORE THE LEASE IS OVER, THEY ARE LIABLE FOR LIQUIDATED DAMAGES. THE COST WILL BE RE-RENTING COSTS PLUS ANY OTHER COSTS INCURRED BY THE PROPERTY OWNER. THE COSTS CHARGED BY RE/MAX TO THE OWNER FOR RE-RENTING THE PROPERTY WILL BE: ADVERTISING COSTS AND A FEE OF HALF A MONTH'S RENT PLUS GST TO ACQUIRE A NEW TENANT.
30. **INSUFFICIENT NOTICE;** IF THE TENANTS GIVE AN IMPROPER/INSUFFICIENT NOTICE TO VACATE THERE SHALL BE AN ADDITIONAL CHARGE OF ONE MONTHS' RENT.
31. **LEASE RENEWEL;** TENANTS AND LANDLORD AGREE: A NEW TENANCY AGREEMENT MUST BE IN PLACE ONE FULL CALENDER MONTH BEFORE THE EXISTING LEASE EXPIRES OR THE TENANT MUST VACATE THE PREMISES ON EXPIRATION OF THE CURRENT LEASE. LANDLORD AND TENANT AGREE TO NOTIFY THE OTHER IF THE LEASE WILL NOT BE RENEWED.
32. **LOCKS/KEYS;** THE FULL REPLACEMENT COST FOR NEW DOOR LOCKS SHALL BE CHARGED TO THE TENANTS IF ALL THE KEYS ISSUED BY THE LANDLORD ARE NOT RETURNED UPON TERMINATION OF THE TENANCY. KEYS NOT TO BE DUPLICATED WITHOUT PERMISSION. LOCKS ARE NOT TO BE CHANGED OR ADDED WITHOUT WRITTEN PERMISSION FROM THE PROPERTY MANAGER.
33. **LATE RENT;** TENANTS WILL BE SERVED NOTICE ON THE SECOND DAY OF THE MONTH IF THEY HAVE NOT PAID THEIR RENT OR MADE ALTERNATIVE ARRANGEMENTS WITH THE PROPERTY MANAGER FOR PAYMENT. THERE IS A \$50.00 PENALTY FOR LATE PAYMENT OF RENT AND \$50.00 FOR NSF CHEQUES.
34. **WOODSTOVES;** ABSOLUTLEY NO WOODBURNING STOVES/FIREPLACES/PELLET STOVES TO BE INSTALLED BY THE TENANT. TENANT AGREES TO CLEAN THE CHIMNEY EVERY 12 MONTHS AND AT THE END OF THE TENANCY FOR EXISTING WOODSTOVES/FIREPLACES. LANDLORD WILL ENSURE THAT THE CHIMNEY IS CLEANED PRIOR TO OCCUPANCY.
35. **UTILITIES;** ALL UTILITIES TO BE TRANSFERRED TO TENANTS NAME PRIOR TO MOVE IN.
36. **INSPECTIONS;** TENANTS ARE AWARE THAT PERIODIC INTERIOR/EXTERIOR INSPECTIONS ARE DONE IN ACCORDANCE WITH THE RESIDENTIAL TENANCY ACT.
37. **NO PETS WITHOUT WRITTEN CONSENT FROM THE LANDLORD.**

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38. **APPLIANCES/LAWN EQUIPMENT;** THE FRIDGE/STOVE/WASHER/DRYER/DISHWASHER HAVE BEEN SUPPLIED FOR THE TENANTS' USE. TENANTS ARE TO USE THEM RESPONSIBLY AND KEEP THEM CLEAN. APPLIANCES/LAWN EQUIPMENT ARE THE PROPERTY OF THE HOMEOWNER AND ARE NOT TO BE LOANED OR REMOVED FROM THE PREMISES.
39. **IF THE WASHER IS A FRONT LOAD MODEL/HIGH EFFICIENCY WASHER, ONLY HIGH EFFICIENCY SOAP (MARKED 'HE' ON THE CONTAINER) IS TO BE USED IN THIS MACHINE. TENANT MUST ENSURE THAT CLOTHING DOES NOT GET TRAPPED IN THE DOOR WHEN LOADING MACHINE AND CLOSING THE DOOR, THIS WILL CAUSE THE WASHER TO LEAK AND FLOOD THE PREMISES. DOOR AND RUBBER SEAL MUST BE WIPED DRY AFTER USE TO PREVENT MILDEW. DOOR SHOULD BE LEFT SLIGHTLY AJAR WHEN NOT IN USE TO PREVENT MILDEW.**
40. **PROPANE/OIL;** THE PROPANE TANK WILL BE FILLED AT THE BEGINNING OF THE TENANCY AND THE TENANT WILL BE INVOICED. TENANTS ARE AWARE THAT THE PROPANE ACCOUNT IS IN THE LANDLORDS NAME AND THEY WILL BE INVOICED PERIODICALLY AS NECESSARY AND THAT THE INVOICE AMOUNT WILL BE DUE AND PAYABLE UPON RECEIPT OF THE INVOICE, UNLESS ALTERNATIVE PAYMENT ARRANGEMENTS HAVE BEEN MUTUALLY AGREED UPON OR A DEPOSIT IS AGREED TO.
41. **WATER;** INCLUDED. SHOULD A SEPARATE WATER METER BE INSTALLED, TENANTS WILL BE BILLED FOR THEIR USAGE.
42. **MAIL:** LANDLORD DOES NOT GUARANTEE AVAILABILITY OF A RURAL POSTAGE BOX AND THE TENANT MAY BE REQUIRED TO SECURE A POST OFFICE BOX.
43. **CARPETS:** TENANTS WILL HAVE ALL CARPETS PROFESSIONALLY CLEANED WITH A TRUCK MOUNT SYSTEM EVERY 12 MONTHS IF NECESSARY (LANDLORDS DISCRETION) AND AT THE END OF THE TENANCY, DO IT YOURSELF SYSTEMS ARE NOT PERMITTED.
44. **BBQ'S:** NO BRIQUETTE BBQ'S PERMITTED, PROPANE OR ELECTRIC ONLY, THE TENANT WILL ENSURE THAT THERE IS ADEQUATE PROTECTION UNDER THE BBQ TO PROTECT DECK SURFACE. REMINDER: IT IS BEAR SEASON, AND COYOTE, DOG, CAT AND RODENT SEASON ALL YEAR ROUND. PLEASE MAKE SURE ALL FOOD IS REMOVED FROM BBQ (AND ALL GARBAGE) AFTER USE.

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17. ADDITIONAL TERMS

- a) Write down any additional terms which the tenant and the landlord agree to. Additional terms may cover matters such as pets, yard work, smoking and snow removal. Additional pages may be added.
- b) Any addition to this tenancy agreement must comply with the *Residential Tenancy Act* and regulations, and must clearly communicate the rights and obligations under it. If a term does not meet these requirements, or is unconscionable, the term is not enforceable.
- c) Attached to this tenancy agreement, there is is not an Addendum

If there is an Addendum attached, provide the following information on the Addendum that forms part of this tenancy agreement:

Number of pages of the Addendum:

Number of additional terms in the Addendum:

By signing this tenancy agreement, the landlord and the tenant are bound by its terms.

LANDLORD(S): (if entry for landlord is a business name, use the 'last name' field box to enter the full legal business name)

last name

first and middle name(s)

Signature: 

Date:

last name

first and middle name(s)

Signature: 

Date:

TENANT(S):

last name

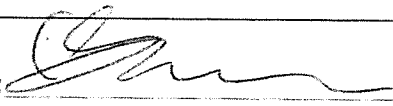
first and middle name(s)

Signature:

Date:

last name

first and middle name(s)

Signature: 

Date:

General Information about Residential Tenancy Agreements

Important Legal Document – This tenancy agreement is an important legal document. Keep it in a safe place.

Additional Terms – Any additional terms cannot contradict or change any right or duty under the RTA or this tenancy agreement.

Amendment of the RTA – The RTA or a regulation made under the RTA, as amended from time to time, may take priority over the terms of this tenancy agreement.

Condition Report – The landlord and tenant are required to inspect the residential unit together at the beginning and end of the tenancy and complete a written condition report. If the landlord allows the tenant to have a pet after the start of the tenancy, an inspection report must be done on the day the tenant starts keeping a pet or on another day mutually agreed to by the landlord and tenant, unless the tenancy started on or after January 1, 2004, and a condition inspection report was completed at that time. A report may describe any damage, how clean each room is, and the general condition of the residential unit including: the floors, carpets, appliances, and paint on the walls. The report must be signed and dated by both the landlord and the tenant who made the inspection, and each should keep a copy.

Change of Landlord – A new landlord has the same rights and duties as the previous one and must follow all the terms of this agreement unless the tenant and new landlord agree to other terms.

Resolution of Disputes – If problems or disagreements arise, the landlord and tenant should try to talk to each other to find a solution. If they still cannot agree, either may contact the Residential Tenancy Branch for clarification of their rights and responsibilities or an intervention. If no agreement is reached, a landlord or a tenant may apply for a dispute resolution to get a decision. Many, but not all, kinds of disagreements can be decided by dispute resolution.

FOR MORE INFORMATION

RTB website: www.gov.bc.ca/landlordtenant

Public Information Lines 1-800-665-8779 (toll-free)

Greater Vancouver 604-660-1020

Victoria 250-387-1602





11. OCCUPANTS AND GUESTS

- 1) The landlord must not stop the tenant from having guests under reasonable circumstances in the rental unit.
- 2) The landlord must not impose restrictions on guests and must not require or accept any extra charge for daytime visits or overnight accommodation of guests.
- 3) If the number of occupants in the rental unit is unreasonable, the landlord may discuss the issue with the tenant and may serve a notice to end a tenancy. Disputes regarding the notice may be resolved through dispute resolution under the *Residential Tenancy Act*.

12. LOCKS

- 1) The landlord must not change locks or other means of access to residential property unless the landlord provides each tenant with new keys or other means of access to the residential property.
- 2) The landlord must not change locks or other means of access to a rental unit unless the tenant agrees and is given new keys.
- 3) The tenant must not change locks or other means of access to
 - a) common areas of residential property, unless the landlord consents to the change, or
 - b) his or her rental unit, unless the landlord consents in writing to, or an arbitrator has ordered, the change.

13. LANDLORD'S ENTRY INTO RENTAL UNIT

- 1) For the duration of this tenancy agreement, the rental unit is the tenant's home and the tenant is entitled to quiet enjoyment, reasonable privacy, freedom from unreasonable disturbance, and exclusive use of the rental unit.
- 2) The landlord may enter the rental unit only if one

f) the landlord is providing housekeeping or related services and the entry is for that purpose and at a reasonable time.

- 3) The landlord may inspect the rental unit monthly in accordance with subsection (2) (a).
- 4) If a landlord enters or is likely to enter the rental unit illegally, the tenant may apply for an arbitrator's order under the *Residential Tenancy Act*, to change the locks, keys or other means of access to the rental unit and prohibit the landlord from obtaining entry into the rental unit. At the end of the tenancy, the tenant must give the key to the rental unit to the landlord.

14. ENDING THE TENANCY

- 1) The tenant may end a monthly, weekly or other periodic tenancy by giving the landlord at least one month's written notice. A notice given the day before the rent is due in a given month ends the tenancy at the end of the following month. [For example, if the tenant wants to move at the end of May, the tenant must make sure the landlord receives written notice on or before April 30th.]
- 2) This notice must be in writing and must
 - a) include the address of the rental unit,
 - b) include the date the tenancy is to end,
 - c) be signed and dated by the tenant, and
 - d) include the specific grounds for ending the tenancy, if the tenant is ending a tenancy because the landlord has breached a material term of the tenancy.
- 3) If this is a fixed term tenancy and the agreement does not require the tenant to vacate at the end of the tenancy, the agreement is renewed as a monthly tenancy on the same terms until the tenant gives notice to end a tenancy as required under the *Residential Tenancy Act*.
- 4) The landlord may end the tenancy only for the reasons and only in the manner set out in the *Residential Tenancy Act* and the landlord must use