TENANT COMPLIANCE AGREEMENT

**All Owners**

Durham Condominium Corporation

1210 Radom Street

Pickering, Ontario

L1W 2Z3

Dear Owner:

The declaration of Durham Condominium Corporation No. 19 requires that off-site owners who lease their units must provide the Management Office with the enclosed compliance agreement and tenant information sheet

The attached forms are distributed to all off-site owners. The building staff is in a constant struggle to keep the records regarding building occupancy up to date. It is essential that the office is aware of who may be occupying each and every unit in case of emergencies such as water leaks, fire, etc. It is necessary for all tenants to be aware of the Rules and Regulations of the building and also to respect these Rules and Regulations at all times.

Please take the time to contact your tenant(s) and complete the attached forms. We realize that many of the records are current and up-to-date but request your cooperation in confirming our records are complete. Blank copies of the attached forms are available from the Management Office during business hours, on our website or can be sent by fax at your convenience. Copies of the building Rules and Regulations are also available upon request.

Please do not hesitate to contact the writer if you have any questions regarding the above.

Yours truly,

Ahamed Umer

Property Manager, GPMS

TENANT COMPLIANCE AGREEMENT

Dear Tenant(s):

Re: Durham Condominium Corporation No. 19

1210 Radom Street

Pickering, Ontario

We understand that you are about to move into an apartment unit within the Durham Condominium Corporation No. 19 building at 1210 Radom Street, Pickering, Ontario.

As the building is a condominium building, it is governed by the Ontario Condominium Act and the Declaration, By-laws and Rules of Durham Condominium Corporation No. 19.

Section 49 (4) of the Ontario Condominium Act provides as follows:

“The Lessee of a unit is subject to the duties imposed by this Act, the Declaration, the by-laws and the rules on an owner, except those duties respecting common expenses, and this Section applies in the same manner as to an owner and where the Lessee is in contravention of an order under this Section or where he fails to pay, pursuant to a Notice given under subsection (3), the Court may terminate the lease.”

Accompanying this letter is a Compliance Agreement to be signed by all adult residents of the condominium unit and to be returned to the property management office at the condominium building within seven days of the date of this letter.

We thank you for your cooperation in this important matter.

**DURHAM CONDOMINIUM CORPORATION NO.19**

**COMPLIANCE AGREEMENT**

I/We, intend to reside as a Tenant(s) in Apartment \_\_\_\_\_\_, 1210 Radom Street, Pickering, Ontario L1W 2Z3 and I/we hereby covenant and agree with Durham Condominium Corporation No. 19 as follows:

1. I/We acknowledge and understand that the apartment unit in which I/we are proposing to reside as a Tenant(s) is a condominium unit and that I/we must comply with the Ontario Condominium Act and the Declaration, By-laws and Rules and Regulations of Durham Condominium No.19.
2. I/We, members of my/our household and my/our guests, from time to time will in using the unit rented by me/us and the common elements comply with the Condominium Act, the Declaration and By-laws and all Rules and Regulations of the condominium corporation, during the term of my/our tenancy.
3. I/We have received a copy of the attached Rules and Regulations from the owner of the condominium unit and that I/we have read and understood the attached Condominium Rules.
4. That the apartment in which I/we will be residing is governed by the Declaration of Durham Condominium Corporation No.19 which states that the unit is to be occupied and used only as a private single family residence and for no other purpose and I/we, hereby acknowledge and agree to comply with such single family restriction.
5. That the information provided to me/us, appearing in the attached Schedule “A” to this Agreement is full and accurate and that no other persons, other than those persons listed on Schedule “A” will reside or occupy the apartment, without the express written permission of the Board of Directors or Property Manager of Durham Condominium Corporation No.19.

Dated at the City of Pickering, this \_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ 201

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signature of Tenant

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signature of Tenant