

## Undertakings

### Undertakings by Blue View Chalets (the landlord)

- ◆ The landlord hereby agrees to provide the chalet is good repair, and full functionality for use and quiet enjoyment by the tenant.
- ◆ The grounds surrounding the chalet shall be kept in appropriate manner in the summer; spring and fall seasons and the landlord shall supply appropriate snow removal in the winter season.
- ◆ The landlord shall exert his best efforts to provide the use of the pool in the summer months.
- ◆ The property has a garbage area for use by the tenant for the disposal of household refuse only; tenants are required to deposit their garbage in the garbage container, and to deposit the recyclable items in the respective boxes.
- ◆ The landlord hereby undertakes to exert his best effort to repair any emergencies that occur during the tenancy of the tenant in a timely and in a fashion that limits any inconvenience to the tenant. If the emergency is not caused by the tenant, and it cannot be remedied in a timely fashion and the chalet cannot be used in an acceptable manner resulting in the tenant vacating the chalet, then the landlord agrees to refund all or part of cost of rental, or alternatively the landlord shall exert his best effort to provide a comparable chalet for use by the tenant. It is agreed by both parties that the landlord will not compensate the tenant by paying for alternate accommodation.

### Tenant Undertakings (the tenant):

- ◆ **The tenant hereby undertakes and agrees to respect the maximum occupancy of the chalet as declared in our Occupancy Policy and by you upon your arrival.**
- ◆ **The tenant hereby acknowledges that the chalet is situated in a residential area, and is meant for residential use, and he agrees to use the chalet accordingly. Specifically the tenant undertakes and agrees to abide by Town of Blue Mountains Noise Bylaw and Blue View Chalets Noise policy as declared in our Noise policy. Please be aware that if the OPP are called by neighbors complaining about noise being emitted from the chalet you occupy, then the OPP will issue a “Notice of Offence” for \$615. Further you will forfeit your full security deposit as per our Security Deposit Policy.**

- ◆ **The tenant also undertakes not to park more than four (4) cars in the parking spots allocated to the tenant, his visitors and his guests.**
- ◆ The tenant agrees to arrive no earlier than the agreed upon date and time above, and to leave no later than the time and date agreed upon above.
- ◆ The tenant undertakes and agrees to refrain from smoking inside the chalet.
- ◆ The tenant undertakes and agrees not to bring pets of any kind to the chalets unless the chalet is “pet friendly” and the tenant has obtained the landlord’s permission to bring a pet.
- ◆ The tenant hereby undertakes not to sublease or assign the chalet.
- ◆ The tenant hereby undertakes and agrees not to order any services or material on behalf of the landlord, and if he does then he must pay for such service or material plus an appropriate service charge.
- ◆ The tenant undertakes and agrees to co inspect the chalet with the landlord’s representative at the time and date of entry, and further agrees to complete an exit co-inspection on the time and date of exit.
- ◆ The tenant undertakes to leave the chalet and surrender the Keys upon final co-inspection.
- ◆ The tenant undertakes and agrees to exercise his best efforts to keep chalet and its furniture, fixtures and appliances in the same condition that they found them at the time and date of entry.
- ◆ The tenant undertakes to deliver garbage to the garbage container in the garbage area, and to separate any recyclables and place in the Blue Boxes provided in the chalet and the garbage area.
- ◆ The tenant undertakes and agrees to supply his own sheets, towels and pillow covers.
- ◆ **The tenant undertakes not to engage in any unlawful activities during tenancy at the chalet, he must not engage in irresponsible activities that will result in injury or damage to himself, his companions or any other persons. Engaging in such activities could result in eviction without any refund.**