KING WEST LIBERTY VILLAGE

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2322

65-75-85 EAST LIBERTY STREET, TORONTO

RULES GOVERNING THE USE OF THE COMMON ELEMENTS AND UNITS

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Passed by the Board of Directors
of the Corporation at a meeting
held on 23rd day of July, 2013

RULES EFFECTIVE AS AT JULY 23, 2013

PREAMBLE

The following Rules made pursuant to the Condominium Act, 1998, S.O. 1998, C.19 (the "**Act**"), shall be binding upon and observed by each Owner, and, for the purpose of these Rules, the term **"Owner"** shall include the Owner, his/her tenant, any other person(s) occupying the Unit with the Owner's approval, and their employees, guests, invitees and visitors, as the case may be.

Any losses, costs or damages incurred or which may be incurred by the Condominium Corporation (the **"Corporation"**) by reason of a breach or contravention of any Rules in force from time to time by any Owner, together with all legal costs incurred by the Corporation on a solicitor and his/her client basis in connection therewith, shall be borne and/or paid for by the Owner of the applicable Unit and shall be deemed to be the Owner's additional contribution towards Common Expenses and shall be collectible and recoverable by the Corporation from and against such Owner in the same manner as Common Expenses in arrears, including enforcement by way of corresponding lien rights in favour of the Corporation.

1. GENERAL

(a) Use of the Common Elements and Units shall be subject to the Rules, which the Board may make to (i) promote the safety, security or welfare of the Owners and of the property and assets of the Corporation, or (ii) to prevent unreasonable interference with the use and enjoyment of the Common Elements, the Units or the assets of the Corporation;

(b) Rules as deemed necessary and altered from time to time by the Board shall be binding on all Owners; and

(c) For the purpose of the Declaration, the term **"pet"** means either not more than two (2) cats or two (2) dogs (or one of each), not more than two (2) canaries, budgies or other small domestic birds, any number of goldfish or tropical fish, or two (2) small caged animals usually considered to be a pet.

2. QUIET ENJOYMENT

(a) No auction sales or public events shall be allowed in any Residential Unit or upon the Common Elements unless the Board's prior consent is obtained;

(b) Firecrackers or other fireworks are not permitted in any Unit or upon the Common Elements; and

(c) Any repairs to the Units or the Common Elements shall be made during reasonable hours except in the case of an emergency, as determined by the Board or the Manager in their absolute discretion.

3. SECURITY

(a) Each Owner of a Unit shall supply to the Board the names of person(s) occupying the Unit with the Owner's approval, and each Owner shall supply the Board with the license number of all motor vehicles that are parked in the Owner's Parking Unit or Parking/Locker Unit;

(b) Owners shall immediately report any suspicious person(s) seen on the Property to the Manager or its staff;

(c) No duplication of keys or key fobs for access to the Building or the Common Elements shall be permitted except with the authorization of the Board, and the names of persons authorized to have keys shall be furnished to the Board at all times;

(d) Under no circumstances shall keys for access to the Building or the Common Elements be made available to anyone other than an Owner or the occupant of the Unit;

(e) Building common access doors shall not be left unlocked or wedged open for any reason;

(f) Any loading facilities on the Property shall only be used with the prior permission of, and as scheduled by, the Manager; and

(g) Service elevator availability shall be allocated by the Manager in accordance with the Rules relating to elevators and moving. Any loading facilities on the Property shall only

be used with the prior permission of, and as scheduled by, the Manager.

4. SAFETY

(a) No consumption, storage, manufacture or utilization of any industrial chemicals, toxic waste, contaminant or combustible, inflammable, illicit or offensive goods, provisions or materials shall occur or be kept in any of the Units or upon the Common Elements;

(b) The electrical circuits within the Building shall not be overloaded, and the amperage in any circuit breakers within any Residential Unit shall not be altered;

(c) Water shall not be left running unless in actual use;

(d) Nothing shall be thrown out of the windows or the doors of the Residential Units or the Building; and

(e) Clothes washers, dryers, dishwashers, ranges and ovens shall not be operated unless a person is present in the Residential Unit.

5. COMMON ELEMENTS (INCLUDING EXCLUSIVE USE PORTIONS)

(a) No one shall harm, mutilate, destroy, alter or litter the Common Elements or any of the landscaping work on the Property;

(b) No equipment or other property of the Corporation shall be removed from the Common Elements by, or on behalf of, any Owner of a Unit;

(c) Any consent of the Board to the attaching, hanging or placing of television antennae or satellite dishes on any portion of the Common Elements whatsoever may be withheld in the Board's sole and unfettered discretion;

(d) No outside painting shall be done to the exterior of any Residential Units, including their appurtenant railings, doors, windows or other part of the Common Elements;

(e) The passageways, walkways and driveways which are part of the Common Elements shall not be obstructed by any of the Owners or used by them for any purpose other than for ingress and egress to and from a Unit or some other part of the Common Elements;

(f) Any physical damage to the Common Elements caused by an Owner shall be repaired by arrangement and under the direction of the Board at the cost and expense of the Owner;

(g) No mops, brooms, dusters, rugs or bedding shall be shaken or beaten from any window, door or the exclusive use portions of the Common Elements;

(h) No building or structure or tent shall be erected, placed, located, kept or maintained upon the Common Elements, and no trailer, either with or without living, sleeping or eating accommodations shall be placed, located, kept or maintained upon the Common Elements;

(i) Each Owner who has a pet shall ensure that any defecation upon the Common Elements by such pet is cleaned up immediately by such Owner, so that the Common Elements are neat and clean at all times. Should such Owner fail to clean up after his pet as aforesaid, the pet shall be deemed to be a nuisance, and the Owner of said pet shall, within two (2) weeks of receipt of written notice from the Board or the Manager requesting removal of such pet, permanently remove same from the Property;

(j) No hanging or drying of clothes or other laundry is allowed upon any portions of the Common Elements (including the exclusive use portions of same), and any exclusive use portions of the Common Elements which are exterior to the Building shall not be used for storage of an Owner's personal property;

(k) Only seasonal furniture shall be allowed on the exclusive use Balconies, Terraces and Patios. All such items shall be safely secured in order to prevent such items from being blown off such Balconies, Terraces or Patios by high winds;

(l) If and when an Owner of an exclusive use Balconies, Terrace or Patio wishes to plant any shrubbery or landscaping thereon, then such activity shall be subject to the prior written consent of the Board and further subject to the By-laws and Rules, and the cost of supplying such shrubbery or landscaping and the cost of maintaining the same shall be borne solely by such Owner. No shrubbery or landscaping shall be permitted upon the Balconies, Terraces, Patios, or any part of the Common Elements or abutting lands of the

City of Toronto which contravenes any requirements of the governmental authorities having jurisdiction;

(m) Each Owner shall comply with whatever access routes are determined by the Board or the Manager for bicycle ingress to and egress from the Building, and the Board may make Rules setting out such access routes and restricting certain areas for traversing by bicycle; and

(n) Each Owner shall comply with whatever measures the Board or the Manager may from time to time introduce to conserve or reduce or control the cost of any utility or other service provided to or for the Common Elements.

6. RESIDENTIAL UNITS

(a) No Owner shall allow the windows or doors of his or her Residential Unit to remain open so as to admit rain or snow or so as to interfere with the heating of such Unit or the Common Elements;

(b) No Owner shall use his or her Residential Unit for any use which consumes water in amounts which generally exceed the usual consumption of same by the other Unit Owners at the Property, as determined in the sole and unfettered opinion of the Board or the Manager. Each Residential Unit Owner shall comply with whatever measures the Board or the Manager may from time to time introduce to conserve or reduce or control the cost of utilities consumed at his or her Unit;

(c) Each Owner shall cause his or her Residential Unit to be kept heated to a reasonable temperature to prevent all plumbing fixtures, pipes and other parts of the plumbing system in or serving the Unit from bursting or damage. The toilets, sinks, showers, bathtubs and other parts of the plumbing system in or serving the Residential Unit shall be used only for purposes for which they were constructed, and no sweepings, garbage, rubbish, rags, ashes, or other substances shall be thrown therein. Each Residential and Live-work Unit Owner shall repair and maintain the plumbing system in or serving his or her Unit at his or her sole cost;

(d) Any Owner who has a concrete floor in his or her Residential Unit that causes sound transmission to any other Unit in the Building shall cover at least 75% of the area of the same with some form of floor covering to dissipate any such sound transmission, so as to not be a nuisance to any other occupant in the Building; and

(e) No Owner or a Residential Unit shall permit an infestation of pests, insects, vermin or rodents to exist at any time in his or her Unit or adjacent Common Elements. Each Owner shall immediately report to the Manager all incidents of pests, insects, vermin or rodents and all Owners shall fully co-operate with the Manager to provide access to their Residential Unit for the purpose of conducting a spraying or other program to eliminate any incident of pests, insects, vermin or rodents at the Property.

7. PARKING

For the purpose of these Rules, the term **"motor vehicle"** means a private passenger automobile, station wagon, compact van, pick up truck or motorcycle as customarily understood.

(a) No vehicles, trailers, boats, snowmobiles, equipment or machinery, other than motor vehicles shall be parked or left on any part of the Property and without limiting the generality of the foregoing, no Parking Units shall be used for storage purposes, except as permitted in the Declaration or by the Board; provided that this provision shall not apply for the purposes of loading and unloading property of an Owner, so long as the length of time that such parking is permitted shall be no longer than is reasonably necessary to perform the function;

(b) Parking is prohibited in the following areas:

(i) fire zones;

(ii) traffic lanes;

(iii) delivery, loading and garbage areas; and

(iv) internal roadways.

(c) A parking permit is required with respect to any motor vehicle parked on any part of the Property which is designated by the Corporation as a "Guest/Visitor Parking Area" between the hours of 2:00 a.m. and 7:00 a.m. at all times. The permit shall be an official permit authorized and issued by the Board, the Manager or their designated agents. Owners are responsible for obtaining a permit on behalf of their guests/visitors, in advance, during normal business hours. A permit shall not be issued for a period in excess of three (3) consecutive days. The permit must be visibly displayed on the driver's side front dashboard;

(d) All motor vehicles occupying the Parking Units and Parking/Locker Units must be registered with the Manager. Each Owner shall provide to the Manager the licence numbers of all motor vehicles parked on the Property by occupants of his or her Residential Unit;

(e) No motor vehicle shall be driven on any part of the Property other than on a driveway or a Parking Unit or Parking/Locker Unit. No motor vehicle shall be driven at a speed in excess of ten (10) km per hour;

(f) No person shall place, leave, park or permit to be placed, left or parked upon the Property any motor vehicle which, in the opinion of the Manager or as directed by the Board, may pose a security or safety risk, caused either by its length of unattended stay, its physical condition or appearance or its potential damage to the Property. Upon seventy-two (72) hours' written notice from the Manager, the owner of the motor vehicle shall be required to either remove or attend to the motor vehicle as required and directed by the Manager, in default of which the motor vehicle shall be removed from the Property at the expense of such owner, in which event the Corporation, the Manager and their agents shall not be liable whatsoever for any damage, costs or expenses howsoever caused. If a motor vehicle is left standing on the Common Elements or on a Parking Unit or Parking/Locker Unit and is unlicensed or unregistered with the Manager, the motor vehicle may be towed without notice to the owner of the motor vehicle and at such owner's expense;

(g) Motorcycles shall be licensed and equipped with the most recent noise control devices and operated in a manner so as not to disturb the other Owners. Mopeds and bicycles shall be operated only in such manner as not to obstruct traffic. No motorcycles, mopeds or bicycles are permitted to be operated on sidewalks;

(h) No bicycles shall be left upon the Common Elements, save and except for (i) any part of the Common Elements upon which an Owner has exclusive use, and (ii) any part of the Common Elements which may in future be designated by the Corporation as a Bicycle Parking Area, provided that each Owner shall be permitted to park only one (1) bicycle in such Area, on a "first come - first served" basis;

(i) No unlicensed motor vehicle including mopeds and go-carts shall be driven within the Common Elements or the Property and no person shall operate a motorized vehicle within the Property without a proper operating licence;

(j) No person shall park or use any kind of vehicle, trailer, boat, snowmobile, equipment or machinery in contravention of these Rules, otherwise such person shall be liable to be fined or to have same towed away or otherwise removed from the Property at the expense of the owner of same, in which event the Corporation, the Manager and their agents shall not be liable whatsoever for any damage, costs or expenses howsoever caused;

(k) No motor vehicle parked upon any Parking Unit or Parking/Locker Unit on the Property shall exceed a height of 2.3 metres; and

(l) No motor vehicle having a propane or natural gas propulsion system shall be parked upon a Parking Unit or Parking/Locker Unit or the Common Elements.

8. GARBAGE COLLECTION/RECYCLING

It has not yet been determined whether garbage collection/recycling service shall be provided by the governmental authorities having jurisdiction or by a private garbage collection company. In either case, garbage collection/recycling service shall be provided on substantially the following basis, subject to the provisions in the Declaration and any changes required by the Board, the Manager or the governmental authorities having jurisdiction from time to time:

(a) The Corporation shall provide three (3) garbage/recyclable materials storage room on Level 1 of the Condominium for the shared use of the Unit Owners;

(b) The Corporation shall provide and maintain a garbage loading area on Level 1 of the Property. Garbage and recyclable containers shall be brought to the garbage loading area

from the garbage/recyclable materials storage rooms on Level 1 on garbage collection days and the garbage and recyclable materials shall be loaded from the garbage loading area on Level 1 into the garbage truck. The Corporation may be required to provide a person to manoeuvre the garbage and recyclable containers from the storage room to the collection pad in the garbage loading area and to act as a flagperson when the garbage truck is reversing;

(c) All garbage/recyclable materials generated from the Units shall be adequately stored within such Units and transferred to the garbage/recyclable materials storage room by the respective Unit Owners only on garbage/recyclable materials collection days. Garbage from the Residential Units may be transferred to the garbage/recyclable materials storage room on garbage/recyclable materials storage collection days by the use of the garbage chutes located on each level of the Condominium above Level 1;

(d) Each Owner shall comply with whatever measures the Board or the Manager or the governmental authorities having jurisdiction may from time to time introduce to control, store, reduce or recycle garbage/recyclable materials generated at the Property, including Rules requiring each Owner to make use of the garbage tri-sorter in the garbage/recyclable materials storage room;

(e) All garbage shall be sorted by the Owner as specified by the Board or the Manager for the purpose of any recycling program established by the Board or the Manager or the governmental authorities having jurisdiction and, where required, shall be contained in properly tied polyethylene or plastic garbage bags not exceeding twenty-five (25) pounds per bag in weight and disposed of as directed by the Manager;

(f) Where garbage consists of large items, crates or cartons, the Owner shall arrange with the Manager for disposal thereof and such crates or cartons shall not, in any event, be left outside any Unit;

(g) Each Owner shall arrange and pay for the removal of any garbage/recyclable materials generated at or otherwise attributable to his/her Unit which the Board or the Manager determines is beyond the norm for the other Units; and

(h) No Owner shall permit undue accumulation of garbage within any Unit.

9. OWNER'S CONTRACTORS, TRADES OR SERVICE PERSONNEL

No contractor, trades or service personnel may or shall enter upon the property to perform any work or services in or about any Unit (including exclusive use portions of the Common Elements) that may or will affect the Common Elements or services common to the Building unless such persons or firms are:

(a) employed directly by the Condominium Corporation; or

(b) employed by a Unit Owner in circumstances where the intended performance of work and/or services in or about a Unit has first been approved in writing by the Corporation. Where the work and/or services is to be supervised by an approved contractor, trade or service personnel in accordance with the Corporation's written direction, the Owner of the Unit shall provide to the Corporation a deposit in a reasonable amount to cover the Corporation's initial costs of supervision, to be adjusted upon completion of the work. Where the Unit Owner has entered into a written undertaking to indemnify the Corporation with respect to any expenses, resulting damage or costs whatsoever incurred by the Corporation arising from the carrying out of the work by the Unit Owner's contractor, trades or service personnel including any resulting damage to the Common Elements or to services common to the Building which arises during or following completion of the work, any such expenses, resulting damage and costs may be collected by the Corporation from the Unit Owner in the same manner as Common Expenses.

10. TENANCY OCCUPATION

(a) No Unit shall be occupied under a lease or a sublease unless, within thirty (30) days following the entering of such lease or sublease, the Owner shall have delivered to the Corporation a duly signed and completed Tenant Information Form in accordance with Schedule A attached hereto and a Tenant's Undertaking and Acknowledgement in accordance with Schedule B attached hereto, together with an executed copy of the application/offer to lease and the lease or sublease itself, or a written summary of the tenancy;

(b) In the event that the Owner fails to provide the foregoing documentation in compliance with Subparagraph 10(a) of these Rules prior to the commencement date of the tenancy,

and any additional documentation in compliance with Section 83 of the Act, any person or persons intending to occupy the Unit shall be deemed a trespasser on the Property until and unless such person or persons and the Owner comply with the within Rules and with the Act;

(c) Within seven (7) days of ceasing to lease his or her Unit (or within seven (7) days of being advised that his/her tenant or subtenant has vacated or abandoned the Unit, as the case may be), the Owner shall notify the Corporation in writing that the Unit is no longer occupied;

(d) The foregoing documentation shall be supplied promptly and without charge to the Corporation; and

(e) Owners shall supply to the Board their current address and telephone number during the period of occupancy by their tenant or subtenant.

Provided, however, that the foregoing provisions shall not apply to the Declarant of the Condominium or the entity holding the Declarant's interest in the Unit in trust for the Declarant and/or any of their related or affiliated companies.

11. ELEVATORS AND MOVING

(a) Furniture, equipment and other articles shall be moved into or out of the Building only through those portions of the Building and/or by the elevators designated by the Board or the Manager for such purpose (the "Service Elevators"). The Service Elevators shall be used for the delivery of any furniture, equipment or other articles only when the protective pads and mats to protect the Service Elevators have been installed, if required by the Manager or its staff in their sole discretion. The time and date for moving or delivery shall be fixed in advance by arrangement or reservation with the Manager. The reservation shall be for a period not exceeding three (3) hours. An Elevator Reservation Agreement in accordance with Schedule C attached hereto shall be signed by the Owner or his or her tenant prior to the moving, delivery and/or reservation of a Service Elevator;

(b) Except with prior written authorization of the Board, moving and deliveries shall be permitted only between the hours of 8:00 a.m. and 8:00 p.m.;

(c) A refundable security/damage deposit in such amount as determined by the Board or the Manager from time to time in cash, money order or certified cheque payable to the Corporation shall be deposited with the Corporation through the Manager or its staff when making the reservation and signing a Elevator Reservation Agreement;

(d) It shall be the responsibility of the Owner through the person reserving a Service Elevator to notify the Manger and to request an inspection of the Service Elevator and adjacent Common Elements immediately prior to using the Service Elevator. Upon completion of moving into or out of the Building or the delivery, the Owner reserving the Service Elevator shall forthwith request an immediate re-inspection of the Service Elevator and adjacent Common Elements. Any damage noted during the re-inspection and not noted on the initial inspection shall be deemed to be the responsibility of the Owner of the Unit and the person reserving the Service Elevator. The cost of repairs, which shall include the cost of any extra cleaning, shall be assessed by the Manager as soon as possible following the moving or damage and the parties responsible shall be advised;

(e) The Owner and the person reserving a Service Elevator shall be liable for the full cost of repairs to any damage to the Service Elevator and any part of the Common Elements caused by the moving of furniture, equipment or other articles into or out of the Unit. The Corporation through its Manager shall have the right to withhold all or part of the security/damage deposit as it deems necessary as security for partial or complete payment for any damages sustained. The Corporation shall apply all or part of the security/damage deposit towards the cost of repairs. If the cost of repairs should be less than the amount of the security/damage deposit, the balance shall be returned to the Owner or the person reserving the Service Elevator. If the cost of repairs exceeds the amount of the security/damage deposit and the Owner or person reserving the Service Elevator still owns or resides in the Building, the full cost such of repairs less the amount of security/damage deposit shall be paid for by the Owner and shall be deemed to be the Owner's additional contribution towards Common Expenses and shall be collectible and recoverable by the Corporation from and against such Owner in the same manner as Common Expenses in arrears, including enforcement by way of corresponding lien rights in favour of the Corporation;

(f) During the term of the reservation and while any exterior doors are in an open position, the

Owner or person reserving a Service Elevator shall take reasonable precautions to prevent unauthorized entry into the Building;

(g) Corridors, walkways, staircases, vestibules and elevator lobbies shall not be obstructed prior to, during or after the term of the reservation;

(h) Upon moving from Unit, the Owner or his or her tenant vacating the Unit shall surrender all keys to the Building and the Common Elements and any remote control garage door openers in his/her possession to the Manager or its staff. The Corporation shall have the right to withhold any security/damage deposit in its possession until same have been surrendered;

(i) Purchasers or tenants taking occupancy of a Unit shall register with the Manager or its staff prior to the move-in date at which time arrangements will be made for delivery of the keys to the Common Elements and any remote control garage door openers; and

(j) Rules 11 (a) to (e) inclusive relating to the reservation of a Service Elevator and security/damage deposit shall not apply during the initial move-in period prior to the registration of the Declaration and Description. Owners who have purchased their Unit from the Declarant shall not be required to provide a security/damage deposit pursuant to Rule 11(c) for their initial move-in only.

SCHEDULE A

TENANT INFORMATION FORM

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2322

Unit _____, Level _____

Landlord's Name:

Landlord's Permanent Address:

Telephone:

Term of Lease: _____ years

Commencement Date:

ATTACH A COPY OF THE APPLICATION/OFFER TO LEASE AND THE LEASE ITSELF.

Tenant's Full Name:

Social Insurance Number:

Driver's License Number:

Vehicle Plate Number:

Number of Occupants:

Full Names:

Tenant's Present Address:

Telephone:

Employer:

Business Address:

Business Telephone Number:

Name of Nearest Relative:

Nearest Relative's Address:

Telephone:

DATED at _____ this _____ day of _____, 20____.

_____
Tenant's Signature

_____
Tenant's Signature

SCHEDULE B

TENANT'S UNDERTAKING AND ACKNOWLEDGMENT

TO: TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2322

FROM:_____ **(TENANT)**

RE: SUITE _____**, UNIT** _____**, LEVEL** _____**, PARKING UNIT** _____**, LEVEL** _____

LOCKER_____**, UNIT**_____**, PARKING/LOCKER UNIT**_____**, LEVEL**____

_____

1. I acknowledge having received a copy of the Declaration, the By-laws and Rules of the Condominium Corporation (the "Condominium Documents") and agree that I, the occupants of my Unit, the members of our households and all of our guests, invitees and visitors from time to time, will:

(a) in using the Unit, the Common Elements, the Parking Unit, Parking/Locker Unit and/or the Locker Unit strictly comply with all of the terms and provisions of the Condominium Act and the Condominium Documents during the entire term of our occupancy;

(b) be subject to the same duties imposed by the Condominium Act and the Condominium Documents as if I was the Owner of the Unit, except for the payment of Common Expenses, unless such payment is required by the Act or any of the Condominium Documents, provided that the foregoing shall not in any way limit or affect my obligation to pay to my landlord all Common Expenses levied by the Condominium Corporation in respect of the Unit if required by my Lease;

(c) in the event that I am notified in writing by the Condominium Corporation that my landlord is in default of payment of Common Expenses with respect to the Unit, and said notice requires me to pay same to the Condominium Corporation, I hereby acknowledge and agree that I shall then forthwith pay to the Condominium Corporation out of the rent due to my landlord under our Lease the said outstanding amounts owing for Common Expenses, together with all outstanding interest accruing thereon pursuant to the provisions of the Declaration;

(d) I acknowledge and confirm that there will be a maximum of _____ (___) occupants of the Unit and that the occupants and the relationship between each of them are as follows:

_____
_____
_____
_____
_____

2. I further acknowledge that, in the event that I or any occupant of the Unit or any members of our households or any of our guests, invitees or visitors contravene the provisions of the Declaration, the By-Laws or Rules of the Corporation, my tenancy may be terminated in accordance with the provisions of the Condominium Act.

DATED at _____ this ___ day of _____ , 20_____.

TENANT -

Per: _____

TENANT -

Per: _____

SCHEDULE C

ELEVATOR RESERVATION AGREEMENT

Reservation requested by _____
(Print first name and last name)

Suite _____

Business Phone _____ Home Phone _____

Owner_____
(Print first and last name)

The reservation request is for the use of the Service Elevator for the purpose of a move out/move in/delivery.

Building Address_____

Outgoing Resident _____

Incoming Resident _____

Delivery/Movers _____

The date and time of the reservation shall be:

_____
(Day) (Month) (Year)

from _____ to _____ (Maximum 3 hours)

I understand and agree to the following conditions:

1. I shall deposit with the Corporation upon signing this agreement, a refundable security/damage deposit in the amount of $_____ by cash, money order or certified cheque payable to _____. This amount will be refunded upon completion of the move, provided that I have not caused any damage to the Common Elements of the Corporation and I have surrendered to the Manager or its staff all Common Element keys and remote control garage door openers in my possession.

2. I shall notify the Manager and request an inspection of the Service Elevator immediately prior to using the same. Upon completion of the move or delivery, I shall forthwith request a re-inspection of the Service Elevator and adjacent Common Elements.

3. I shall be liable for the full cost of all repairs to any damage which may occur as a result of the use of the Service Elevator and adjacent Common Elements by me or my agents. I shall accept the cost of repairs as assessed by the Manager and acknowledge that all or part of the security/damage deposit shall be withheld and applied towards the cost of repairs.

4. I shall only use the Service Elevator during the term of the reservation.

5. I shall take reasonable precautions to prevent unauthorized entry into the Building during the term of the reservation.

6. I shall not obstruct corridors, walkways, elevator lobbies and loading areas prior to, during or after the term of the reservation.

7. I agree that special care will be taken with regard to any mirrors that are present in the Service Elevator. I agree that the protective pads shall be in place prior, during and after and/or until the completion of the final inspection, if required by the Manager or its staff in their sole discretion.

I hereby acknowledge that I have read this Agreement and I agree to abide by the Rules of the Corporation in force from time to time.

DATED at _____ this _____day of _____, 20____.

_____
Applicant's Signature

AREA INSPECTED	BEFORE	AFTER
Loading Area	_____	_____
Lobby	_____	_____
Vestibules and Doors	_____	_____
Corridor Floor/Walls	_____	_____
All Fixtures	_____	_____
Suite Door	_____	_____