



A partnership of the City of Dawson, Dawson City Chamber of Commerce, Klondike Institute of Art & Culture, Klondike Visitors Association, and Chief Isaac Incorporated

### Addendum to Landlord-Tenant Agreement re: KDO Apartment Complex

Lease Term: June 1, 2017 to May 31, 2018, and month-to-month thereafter.

Landlord: Klondike Development Organization

Tenant(s): \_\_\_\_\_

#### Additional Terms:

1. **General:** The apartment is to be in essentially the same condition at the end of the tenancy as it is at the start of the tenancy. I.E. changes to the interior (such as painting) are not permitted.
2. **Tenant insurance:** The tenant must arrange to have tenant insurance in place for duration of tenancy.
3. **Pets:** Pets are not permitted.
4. **Smoking:** Smoking is not permitted inside of the apartment at any time. Smoking is not permitted on the exterior decks either, as health and safety regulations require smoking to take place no closer than 15' from doorways and fresh air intakes.
5. **Subletting:** Tenants must request permission from the landlord in writing to sublet their unit. If the landlord agrees to the sublet, subletters will be required to obtain tenants insurance and sign a tenancy agreement with the original renter.
6. **No additional tenants** may be added to the residence without permission of the landlord.
7. **Garbage, composting and recycling:** must be regularly disposed of, and not permitted to accumulate in the apartment. Stacks of recycling and garbage are not permitted anywhere on the exterior decks.
8. **Decks:** A clear pathway must be maintained across the length of exterior decks for emergency access. Tenants may place chairs, plants and other small, easy-to-move furnishings on the deck in front of their property, however large heavy items such as freezers are not permitted.
9. **Minimum heating requirement:** when absent from the apartment thermostat must be set to ensure the interior house temperature is at least 10 degrees Celsius.
10. **Breakdowns:** tenants are to notify property management of major appliances failure or any other problem or breakage within the apartment or elsewhere on the property.
11. **Absence from Apartment: Tenant must notify property management of absences of more than 3 days. In the winter,** property management will install a temperature monitor in the unit. Tenants must notify property in advance of any house-sitter occupying the unit.
12. **End of tenancy:** property management will arrange for professional cleaning at the end of the tenancy. Professional cleaning time will be cost-shared with the tenant (subtracted from security deposit). Tenants may receive their entire deposit back if less than 1 hour of professional cleaning or repairs are necessary. Tenants must remove all of their possessions and any garbage, recycling or other unwanted items.