



Tenancy Agreement For Occupiers

-Terms

Authorized tenant are anyone to whom the structure has been allocated, either by Saint Mary's First Nation (SMFN) Chief or Council (S&C) as a whole in part by the SMFN Housing Department (HD).

Authorized representative are anyone who is acting on the behalf Saint Mary's First Nation (SMFN) Chief or Council (S&C) as a whole, or in part by the SMFN Housing Department (SMFN HD).

Agreement

- Each party shall keep a copy of this tenancy agreement;
- Changes in the particulars of either party must be notified to the other party within 10 working days;

Contact details

- Each party shall provide an email address and mobile phone number if they have them;
- Ensuring the contact details are accurate is the responsibility of each party;

SMFN Responsibilities

- Provide and maintain the structure on the premises in a reasonable condition;
- Not seize the tenants goods for any reason;
- Not interfere with the supply of any services to the premises;

Responsibilities of the Tenant

- Keep the premises reasonably clean and tidy including lawn and outdoor maintenance;
- Notify the SMFN housing department of any repairs needed;
- Notify the SMFN housing department of any damage to unit;
- Use the premises for your primary residence;
- Use the premises for residential purposes only;
- Do not damage or permit damage to the premises and inform the SMFN housing department of any damage that may occur;
- Do not disturb neighbors or other tenants;
- Only 2 pets will be permitted (under 30lbs) and only if they do not cause a disturbance or damage to unit;
- Allow each tenant the quiet enjoyment of the premises;
- Do not alter the premises without prior written approval of SMFN housing department;
- Do not use the property for unlawful purposes;
- At the end of the tenancy, premises will be clean and tidy, clear of possessions and rubbish;
- At the end of the tenancy, leave all keys and chattels (appliances ect...) supplied with the tenancy;
- The maximum number of occupants shall not exceed that which was initially agreed upon by SMFN HD upon. This unit shall not exceed ___ persons;
- Work or repair to premises shall be conducted by SMFN or residents between the hours of 0800-1900h only;

Rights of entry

- SMFN will only enter the home:
 - with the permission of the occupier (consent may not be reasonably withheld);
 - in an emergency;
 - for an inspection of the property (24 hours advance notice);
 - for work or repairs to premises during office hours;



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Subletting and guests

- There shall be no renting or subletting of the premises;
- Guests shall be permitted, however extended periods (over 4 weeks) will require approval by SMFN housing;
- No pets.

Sanctions

- Failure to adhere to all the above conditions can result in;
 - Written warning with next level sanctions explained;
 - Withholding of future Royalty payments for reparations;
 - Removal or expulsion of guests and or occupants from premises;

Endorsement

PARTY 1 – REGISTERED tenant(s) (print and sign below)

_____ date

PARTY 2 - AUTHORIZED Housing representative (print and sign below)

_____ date

PARTY 3 – WITNESS (print and sign below)

_____ date