

**PARKING RULES ADDENDUM**

1. In these rules:
  - 1.1 **"Tenancy Agreement"** means any Tenancy Agreement in effect between Landlord and a Tenant of the Property.
  - 1.2 **"Landlord"** shall have the same meaning as "Lessor" under the Tenancy Agreement.
  - 1.3 **"Tenant"** shall have the same meaning as in the Tenancy Agreement with the exception that, "Tenant" may include an occupant of the premises aged (16) or older pursuant to the tenants listed on the Tenancy Agreement.
  - 1.4 **"Premises"** shall mean those premises defined in the Tenancy Agreement and for clarity, as repeated hereunder. "Premises" or "Residence" may be used interchangeably in these Parking Rules.
  - 1.5 **"Property"** shall mean that parcel(s) of lands managed by the Landlord upon which the Premises are situated.
  - 1.6 **"Parking Fee"** shall mean the monthly charge per parking stall that must be paid with the market rent.
2. In accordance with the Tenancy Agreement, these parking rules shall form part of the Tenancy Agreement where they have been posted on the Property or otherwise communicated to the tenant.
3. Vehicles must be insured for use on public roads and Tenants must provide proof of vehicle registration/ownership and valid insurance at the request of the Landlord. Such proof shall bear the Tenant's name and rental address.
  - 3.1 Payment of the Parking Fee permits the Tenant to park vehicles registered in their names in the assigned parking spot. Tenants are not permitted to sublet or re-rent the parking spot.
  - 3.2 Where it is determined by the Landlord that registration/ownership has been manipulated to secure parking privileges under false pretenses then the Residence(s) involved shall have forfeited all parking privileges.
4. No major repairs or maintenance (including oil changes), painting or dismantling of vehicles, or storage of vehicle parts or accessories, is allowed on the Property.
5. Vehicles that are deemed inoperative, not roadworthy or in unsightly disrepair will not be permitted.
6. Commercial, recreational or oversized vehicles will not be permitted.
7. Visitor and guest parking is permitted in designated visitor parking only. Tenant parking privileges may not be extended to guests.
8. EV Charging – If the Landlord installs Electric Vehicle charging stations, stations can only be used for the purpose of charging and tenants must comply with any time limits posted.
9. Vehicles improperly parked or obstructing use of a neighbouring stall may be towed at the vehicle owner's risk and expense **without notice**.



- 10. Unauthorized vehicles or vehicles illegally parked will be towed away at the vehicle owner's risk and expense **without notice**.
- 11. Violations of any of the terms in the Parking Rules may result in parking privileges being removed by the Landlord.
- 12. Failure to pay the Parking Fee with the monthly rent may result in revoking of parking privileges.

I, SAMPLE TENANT, hereby acknowledge receipt of a copy of the Parking Rules and agree to comply with the same.

SAMPLE TENANT  
TENANT SIGNATURE

TODAY'S DATE  
DATE

\_\_\_\_\_  
TENANT SIGNATURE

\_\_\_\_\_  
DATE

Property Address: 101 – 1000 SAMPLE Street, Sample City, BC  
V9Z 9Z9

Property Ref. #: 00000.00001

Assigned Stall #: 000

Parking Fee: \$00.00

Effective Date: START DATE

