



OSGOODE *Eastwood Park Apartments*

Addendum Form

I/we acknowledge that **Osgoode Properties** participates with the **Ottawa Police Services** in the **Crime Free Multi-Housing Program** for the premises for which I/we have applied, and that I/we must provide an acceptable criminal references check to be approved for residency.

Further, in consideration of the execution or renewal of a Residential Tenancy Agreement for the premises located at _____, I/we agree as follows:

Neither I/we as tenant/s, nor any member of my/our household, nor any persons invited onto the residential property or residential premises by me/us or any member of my/our household, shall engage in any criminal activity, including but not limited to:

- a) Sexual Offences/Public Morals and Disorderly Conduct (all sex related offences)
- b) Disorderly Housing/Gaming and Betting (common gaming houses, common bawdy house)
- c) Offences Against the Person (ex., weapons charges, stalking, assault, etc.)
- d) Offences Against Rights to Property (ex., theft, robbery, fraud, etc.)
- e) Offences Under the Narcotic Control Act (ex., possession, distribution, etc.)

For the purposes of this Addendum, "residential premises" shall include but not be limited to the rented residential unit, the building in which it is located, all common areas in and around the building, and any landlord-owned property used in common by tenants and/or guests of the building or adjacent building(s).

Violation of the above provisions, which is a reasonable and material term of the Tenancy Agreement, shall be good cause for a Notice to end a tenancy.

A single violation of any of the provisions of this added Addendum shall be deemed a serious violation and material non-compliance with the Residential Tenancy Agreement. It is understood and agreed that a single violation shall be good cause for a Notice to end a Tenancy Agreement. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be predominant of the evidence.

In the event of conflict between the provisions of this Addendum and any other provisions of the Tenancy Agreement, the provisions of this Addendum shall govern.

This Addendum is incorporated into the Tenancy Agreement executed or renewed this day between myself/ourselves and Osgoode Properties.

Date

Resident

Date

Resident

Date

Management company/Landlord