

Schedule "A" - As per Tenancy Agreement

MAINTENANCE AND REPAIR RESPONSIBILITIES OF CFN & TENANT

1. INTRODUCTION

This Schedule A is a more detailed description of the Parties' responsibilities for the maintenance and repair of the Rental Unit covered by the Rental Agreement.

2. TENANT RESPONSIBILITIES

The Tenant shall be solely responsible for the cost of all repairs and replacements required due to the negligent or intentional acts or omissions of the Tenant, an Authorized Occupant and/or guest.

In addition to any repairs or replacements required under the preceding paragraph, repairs, maintenance and replacements for which the Tenant shall be responsible, unless such work is required due to normal wear and tear on the Rental Unit, include:

a) Exterior & Grounds

- i) Damage to window and door screens.
- ii) Holes in lawn caused by pets or children.
- iii) Damage to fencing and garbage stands.
- iv) Damage to lawns.
- v) Damage to light fixtures.
- vi) Damage to landings and stairs (willful or negligent damage).

b) Interior of Building

- i) Tile lifting because of excess water and/or because the floor has not been properly maintained.
- ii) Carpeting that is soiled or torn.
- iii) Cracked or chipped tile.
- iv) Damage to drywall or doors.
- v) Gouges in walls from furniture etc.
- vi) Water damage to ceilings.
- vii) Doors and lock sets damaged.
- viii) Doors and drawers on kitchen cupboard doors.
- ix) Bent or broken hinges on cupboard doors.
- x) Broken locks and windows.
- xi) Damaged or missing window frames.
- xii) Handrails pulled off the walls.
- xiii) Stairs chewed or gouged.
- xiv) Dirty exhaust fans - kitchen and bathroom.

c) Electrical

- i) Missing or broken switch and plug plates.
- ii) Damage to porcelain lamp holders.
- iii) Damage to interior pull chain light switches.
- iv) Damage to light fixtures.

d) Appliances

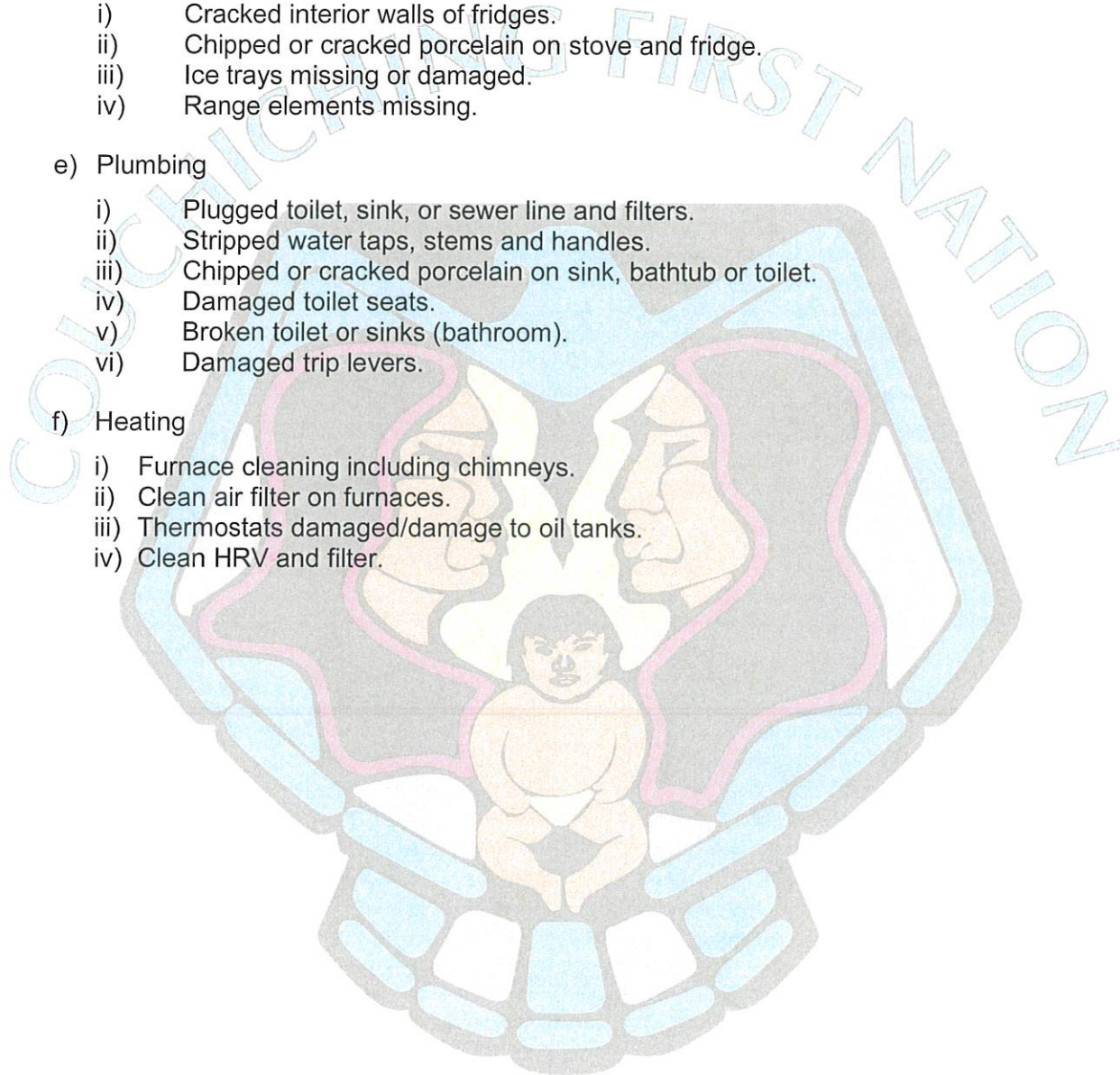
- i) Cracked interior walls of fridges.
- ii) Chipped or cracked porcelain on stove and fridge.
- iii) Ice trays missing or damaged.
- iv) Range elements missing.

e) Plumbing

- i) Plugged toilet, sink, or sewer line and filters.
- ii) Stripped water taps, stems and handles.
- iii) Chipped or cracked porcelain on sink, bathtub or toilet.
- iv) Damaged toilet seats.
- v) Broken toilet or sinks (bathroom).
- vi) Damaged trip levers.

f) Heating

- i) Furnace cleaning including chimneys.
- ii) Clean air filter on furnaces.
- iii) Thermostats damaged/damage to oil tanks.
- iv) Clean HRV and filter.



3. LANDLORD RESPONSIBILITIES

The Landlord is responsible for major repairs and replacements, repairs arising from normal wear and tear, and preventative maintenance necessary to ensure compliance with health and safety standards and/or to extend the useful life of the Rental Unit, unless the repair or replacement is required due to the negligent or intentional acts or omissions of the Tenant, an Authorized Occupant and/or guest.

Repairs for which the Landlord is responsible include:

- a) Structure
 - i) Cracks in walls and ceilings due to construction.
 - ii) Sticking doors, when reported immediately and no other damages occurs.
 - iii) Sagging or shifting door frames.
 - iv) Siding replacement (10-15 years).
 - v) Load Bearing Walls & Foundation repairs.
 - vi) Roof/Truss Repairs (10-20 years).
 - vii) Flooring repairs required due to normal wear and tear (5-10 years)
- b) Systems
 - i) Water leaks – plumbing, roof, and/or walls.
 - ii) Dripping taps.
 - iii) Broken or rusted out pipes and drains.
 - iv) Veneer coming off doors when reported immediately.
 - v) Electrical work, including burnt out light switches on stove.
 - vi) Major furnace repairs.
- c) Other
 - i) hot water tank replacement,
 - ii) repairing Band-owned appliances (as long as they have not been damaged or overloaded),
 - iii) replacing broken windows (as long as they have not been damaged by the Occupant(s)),
 - iv) repairing floors, exterior doors, interior door and cabinet hardware and cupboards as needed,
 - v) repairing or replacing locks,
 - vi) repair of damage or vandalism that has been reported to the Housing Department by the Tenant within 72 hours of its occurrence, that is not attributed to the negligence or wilful act of the Tenant, another Authorized Occupant, or guest of the Tenant, as determined by the Landlord, acting reasonably. The Tenant must immediately report any damage to water, heating or electrical systems, or damage that otherwise constitutes an emergency;
 - vii) repairing driveways; and
 - viii) any other major repairs or replacements deemed reasonable by the Landlord.