

months of the tenancy upon the Tenant being given at least 24 hours notice by the Landlord, or any person acting on behalf of the Landlord who is accompanying a prospective tenant or purchaser of the Premises. Viewings will be conducted between the hours of 9am to 6.30pm Monday to Friday and 9am to 5pm on a Saturday.

### **DAMAGE TO PROPERTY**

35. If the Property should be damaged other than by the Tenant's negligence or wilful act or that of the Tenant's employee, family, agent, or visitor and the Landlord decides not to rebuild or repair the Property, the Landlord may end this Agreement by giving appropriate notice.

### **CARE AND USE OF PROPERTY**

36. The Tenant will promptly notify the Landlord of any damage, or of any situation that may significantly interfere with the normal use of the Property.
37. Vehicles which the Landlord reasonably considers unsightly, noisy, dangerous, improperly insured, inoperable or unlicensed are not permitted in the Tenant's parking stall(s), and such vehicles may be towed away at the Tenant's expense. Parking facilities are provided at the Tenant's own risk. The Tenant is required to park in only the space allotted to them.
38. The Tenant will not park (or allow to be parked) any caravan, boat or vehicle by the Property, if such parking, in the reasonable opinion of the Landlord, would cause nuisance or annoyance to neighbours or to anyone nearby.
39. The Tenant will keep the Property in good repair and condition and in good decorative order.
40. The Tenant or anyone living with the Tenant will not engage in any illegal trade or activity on or about the Property including, but not limited to, using the Property for drug storage, drug dealing, prostitution, illegal gambling or illegal drinking.
41. The Parties will comply with standards of health, sanitation, fire, housing and safety as required by law.
42. If the Tenant is absent from the Property and the Property is unoccupied for a period of twenty-eight (28) consecutive days or longer, the Tenant will arrange for regular inspection by a competent person. The Landlord will be notified in advance as to the name, address and phone number of this said person.
43. At the expiration of the Term, the Tenant will quit and surrender the Property in as good a state and condition as they were at the commencement of this Agreement, with reasonable wear and tear and reasonable damages by the elements excepted.

### **RULES AND REGULATIONS**

44. The Tenant agrees to obey all reasonable rules and regulations implemented by the Landlord from time to time regarding the use and care of the Property and of the building, which will include any car park and common parts or facilities provided for the use of the Tenant and other neighbouring proprietors.

### **TERMINATION OF TENANCY**

45. The Landlord may terminate the tenancy by service on the Tenant of a notice pursuant to any ground provided under the Act. The Landlord may serve such notice either: