

## House Rules

### General:

Car parking on the property is for approved residents exclusively.

Residents are not to leave any food unattended in the common kitchen when cooking.

The residents are to be respectful to each other in the shared areas of the house.

The house is non-smoking house at all time.

There are to be no pets allowed at the property.

Residents are not permitted to act aggressively or intimidate other residents; all residents have equal rights within the house and need to treat each other respectfully.

### **Cleaning:**

After a resident has used the common kitchen, they are required to clean up after them selves as a courtesy to the next resident.

Residents must keep the house clean, both their room, common kitchen and the general areas.

Residents are required to follow a bin roster, which means for each week as per the roster a different resident will be responsible to ensure that the main house bins are taken and returned from the street weekly. Residents need to dispose of rubbish correctly, only placing recycling in yellow recycling bins, food and green waste in the green bin and all other rubbish in the general rubbish bins.

Residents should regularly clean the kitchen cupboards that are allocated to them, of all excess food stuffs.

Upon any one resident leaving an inspection will be made of the resident's bedroom and the areas they specifically use in the kitchen i.e. cupboards. All rubbish must be removed from the room and cupboard and taken off the property. All excess rubbish found in the cleaning must be removed from the property at the expense of the tenant.

Residents are responsible to keep their rooms clean to meet the Public Health and Well Being Act requirements and its regulations. For instance, bathroom toilets, showers and floors must be kept clean.

### **Noise:**

Music, movies, and general noise must be of such level as to not disturb other residents at any time. Residents should be particularly conscious of making any noise after 9:00pm at night in the common areas or their rooms. They should respect the right of other residents to determine what is considered loud noise after this time whether in the common area or their bedroom. In the first instance residents should try and negotiate with each other. Residents will be responsible for their guests following the same rules.

There are no parties allowed at any time or under any conditions.

### **Common Kitchen:**

Residents should store food in the kitchen cupboards allocated to them. They will be responsible for the upkeep of their cupboards.

### **Terms and Conditions:**

Any resident who becomes aware of damage to the property must notify the Rooming House Operator of this damage straight away.

Car parking on the property is for residents exclusively. Friends of residents are allowed to park on property if visiting the resident in the instance where residents of the property are not inconvenienced, and the visited resident is present. Resident's friends are NOT allowed to park on the rented property where they are using this as an opportunity to obtain free parking close to a train station etc. In general residents should use their common sense in parking and not park in such a way that they would block other resident's cars in or stop other residents from entering the property. Residents must inform the Rooming House Operator before parking a car on the property to ensure that a parking spot is available. It is at the operator's discretion as to whether a car can be parked on the property.

Residents agree not to leave any food unattended in the common kitchen when cooking.

Residents are aware that they will only store their private property in their bedroom or within the space allocated specifically to them within the kitchen ie cupboard. The resident acknowledges that items left in general areas without the consent of the Rooming House Operator will be removed from the general area.

Residents will not leave their belongings on the property outside of the house without the Rooming House Operator's consent (Not including sanctioned cars or bikes). Residents agree that the Rooming House Operator has the right to immediately remove such items from the property.

Residents should provide to the Rooming House Operator any update to their contact details if they change. This includes changes to email, phone number or address.

The house is always a non-smoking house.

Residents are not permitted to act aggressively or intimidate other residents; all residents have equal rights within the house and need to treat each other respectfully.

Residents are not allowed weapons on the property.

Residents should not share with anyone the door code to enter the house.

No items from the house can be removed from rooms without the Rooming House Operator's permission.

Anyone visiting the house is doing so at the full responsibility of the person he /she is visiting and is obliged to follow all rules set down for residents.

Individual residents agree to act responsibly when using the internet and to consider others internet experience.

### **Cleaning:**

Residents must keep the house clean, both their room and the general areas including the common kitchen and living areas.

Residents are required to follow a bin roster, which means for each week as per the roster a different residents will be responsible to ensure that the main house bins are taken and returned from the street weekly. Residents need to dispose of rubbish correctly, only placing recycling in yellow recycling bins, food and green waste in the green bin and all other rubbish in the general rubbish bins.

Residents should regularly clean the kitchen cupboards that are allocated to them, of all excess food stuffs.

Upon any one resident leaving an inspection will be made of the resident's bedroom and the areas they specifically use in the kitchen i.e. cupboards. All rubbish must be removed from the room and cupboard and taken off the property. All excess rubbish found in the cleaning must be removed from the property at the expense of the resident.

Residents are responsible to keep their rooms clean to meet the Public Health and Well Being Act requirements and its regulations. For instance, bathroom toilets, showers and floors must be kept clean. Failure to do so will mean that a cleaner will be engaged to clean the non-compliant areas at the resident's expense.

### **Service Provision:**

The Rooming House Operator or their Agent has the right to access the general areas and bedrooms to provide services Monday to Friday between 8:00 am and 5:00 pm. Residents can agree other times on a case-by-case basis. This access will allow the operator to, for instance, service smoke alarms or manage other attributes in the room on a regular basis.

### **Rent Payment:**

The failure to pay rent on time is a breach of duty under the house rules. If rent is more than seven days late then this will constitute a breach of duty under duty provision Part 5 of the Residential Tenancy Act.

### **Noise:**

Music, movies and general noise must be of such level as to not disturb other residents at any time. Residents should be particularly conscious of making any noise after 9:00pm at night in the common areas or their rooms. They should respect the right of other residents to determine what is considered loud noise after this time whether in the common area or their bedroom. In the first instance residents should try and negotiate with each other. Residents will be responsible for their guests following the same rules.

There are no parties allowed at any time or under any conditions.

### **Smoke Alarms:**

If smoke alarms are activated in a house, due to a nuisance or smoke related event, the Rooming House Operator may need to enter a resident's room to determine the cause of the activated smoke alarm. In some instances this may mean that no notice will be given to the resident to enter the room. This will only be done if the Rooming House Operator believes there is an emergency and in all instances an effort will be made to contact the tenant in advance if practical.

