



2026-2027 BUILDING REGULATIONS

420, avenue Saint-Charles
Vaudreuil-Dorion (Québec) J7V 2N1

Business hours:

Monday 8:30 am to noon - 1h30 pm to 4h30 pm
Tuesday 8:30 am to noon – On appointment only in pm
Wednesday 8:30 am to noon – On appointment only in pm
Thursday 8:30 to noon - 1h30 pm to 4h30 pm

Closed on Friday

Office : 450 218-6994
Toll free : 1 866 900-6994
Web site : <https://www.orhvs.ca>
Main email : orhvs@orhvs.ca

Adopted February 18, 2026

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How to contact us :

To enable the Office to provide the best possible service, tenants must contact the person responsible for the desired service either by telephone, e-mail or via our website at www.orhvs.ca.

Please note that the maintenance team will not be able to carry out a repair until your request has been received by the Office. Once your repair request has been received, a work order will be issued. Based on this work order, a member of the maintenance and repair team will be able to carry out the required work.

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- Option 1 Our opening hours and office address
- Option 2 Maintenance and repairs
- Option 3 Housing application
- Option 5 Question about your lease and rent payment
- Option 6 Community support
- Option 7 Suppliers and major works
- Option 8 Housing search assistance service
- 0 Any other request

Our email addresses

Customer service and maintenance & repair	Marie-Hélène St-Jacques	mhst-jacques@orhvs.ca
Lease and rent	Brigitte Laniel	selectionlocation@orhvs.ca blaniel@orhvs.ca
Community support	Roxanne Veillette	intercomm@orhvs.ca rveillette@orhvs.ca
Coordinator - Building Services	Samuel Royal	sroyal@orhvs.ca
Housing search assistance service	Carolane Frenette	sarl@orhvs.ca cfrenette@orhvs.ca
Coordinator - Rental Selection and Accounting	Jean-Philippe Poirier	jppoirier@orhvs.ca
Director of Customer Service and Business Development	Marie-Ève Brisson	mbrisson@orhvs.ca
General manager	Manon Charest	mcharest@orhvs.ca
Administrative Assistant	Post to file	orhvs@orhvs.ca
Accounting Technician	Naomie Dubois-Vilanova	nbudoisvilanova@orhvs.ca

Our business hours :

Monday : 8:30 am to noon – 1:30 pm to 4:30

Tuesday 8:30 am to noon – By appointment only in pm

Wednesday 8:30 am to noon – By appointment only in pm

Thursday : 8:30 am to noon – 1:30 pm to 4:30

Closed on Friday

For emergencies : 438 502-3746

**(For use only in the evening, on Fridays, weekends and public holidays.
Outside these times, call the office).**

- Urgent repairs are those which, for example, endanger the safety of people or the integrity of buildings:
- Water leakage
- A problem accessing your home

At all times, you must take the necessary steps to limit the damage.

In the event of fire, theft or vandalism, violence or any other situation threatening your safety: Please dial 911.

Public holidays :

- Good Friday (March or April)
- Easter (March or April)
- Easter Monday (March or April)
- National Patriots' Day (May)
- National Day of Quebec (Saint-Jean-Baptiste) (June)
- Canada Day (July)
- Labour Day (September)
- Thanksgiving (October)
- Christmas Eve (December)
- Christmas Day (December)
- Boxing Day (December)
- New Year's Eve (December)
- New Year's Day (January)
- Day after New Year's Day (January)

The ORHVS offices are closed for 2 weeks during the holiday season.

WELCOME TO YOUR NEW HOME!

You are at home, you have rights, but you also have obligations!

You live in your home, but you also live in a community!

You have the right to be happy and enjoy all the pleasures that your living environment has to offer. Your neighbor has the same right as you!

Remember, your freedom ends where others' begin!

This building by-law gives you general information about the Office régional d'habitation de Vaudreuil-Soulanges (ORHVS), as well as the by-laws to which you must adhere. It also provides explanations and examples to help you understand and apply the Building By-law. It will guide you through the steps to follow and the proper behavior to adopt in certain situations.

The by-laws are designed to make you aware of the role you can play in ensuring the health, safety and quiet of your premises, as well as those of your neighbors.

For harmonious relations with your neighbors, be respectful and tolerant!

We invite you to read it and keep it for future reference.



The Office régional d'habitation de Vaudreuil-Soulanges (ORHVS) encourages all its customers to use courteous language when dealing with team members. **RESPECT IS ESSENTIAL.**

Any manifestation of violence such as aggressive or disruptive behavior, physical, verbal or written violence, or vandalism will be subject to the **ZERO TOLERANCE** policy.

All incidents of violence are systematically reported to general management, who will intervene to apply the procedure defined for this purpose and to ensure the health and safety of its team in their work environment.

Please note that in the event of disrespect and/or inappropriate behavior, staff are authorized to refuse requests for information or on the repair.

1. The building regulations cover :

- Tenants' right and obligations;
- ORHVS responsibilities.

2. Application of the building by-laws is designed to ensure:

- Keeping the home, building and surrounding areas in good condition;
- Safety of premises and residents;
- - Harmonious cohabitation in buildings.

3. Effective date:

- 3.1 It was perfected following consultations with members of the Residents' Advisory Committee between November 2024 and January 2025.
- 3.2 These regulations were officially adopted on January 15, 2025 by the ORHVS Board of Directors..
- 3.3 It becomes applicable when the lease is signed or when the current lease is renewed.
- 3.4 The tenant undertakes to comply with these building regulations.
- 3.5 Derogations permitted under the present by-law cannot be considered permanent. Derogations are considered and granted for a limited time and allow tenants to enjoy the premises while respecting their abilities and limitations.
 - 3.5.1 Example of a temporary derogation:
 - Temporary parking spaces created for major works
- 3.6 The application of municipal, provincial and federal by-laws covers all sections of the building by-law, including the section on domestic animals.

4. Maintenance of rented premises

- 4.1 The tenant is responsible for keeping the dwelling clean, including the balcony/patio, and for maintaining the dwelling at his/her own expense.
- 4.2 The tenant agrees to make normal, safe use of, and to keep clean, the areas shared by all tenants and, in particular, those used most frequently, such as: stairwells, laundry rooms, storage areas, entrances, sidewalks, parking areas, corridors, toilets, common rooms and sheds.
- 4.3 The tenant undertakes to clean up any damage or soiling caused by himself or by any other person or animal for which he is responsible, and to accept responsibility for any damage resulting from misuse.
- 4.4 The tenant undertakes to keep the outside communal areas clean, taking care not to throw paper or other garbage on them, or damage the grass, trees or any other planting.
- 4.5 Costs incurred as a result of negligence on the part of the tenant and/or as a result of negligence or vandalism for which the tenant is responsible will be invoiced to the tenant at fault.

5. Stove – Range hood

- 5.1 It is forbidden to use the range hood without a filter.
- 5.2 The tenant is responsible for cleaning the range hood and changing the filter.
- 5.3 It is prohibited to disassemble or modify the hood.

6. Household appliances

- 6.1 It is forbidden to have a washing machine and/or dryer or any other fixed or portable appliance that requires special plumbing and electrical installations in the dwelling, except in family buildings, where the installations allow it.
- 6.2 It is strictly forbidden to install a fixed or portable dishwasher.

7. Air conditioner

- 7.1 The tenant must notify the Office when installing a new air conditioner. The additional cost of using an air conditioner will be billed to the monthly rent and indicated in the lease.

- 7.2 The tenant must comply with the installation requirements issued by the air conditioner manufacturers, in accordance with any applicable code, standard, law or regulation.
- 7.3 The installation date is May 1st and the removal deadline is October 31st. Any damage resulting from installation is at the tenant's expense.
- 7.4 For dwellings with sliding windows, or dwellings with casement windows, the window and/or portable air conditioner must be installed without making any modifications to the building openings and structures in the opening permitted by the landlord. The product permitted for window air conditioner installation must be transparent and rigid (Plexiglass type).
- 7.5 In the case of patio door, the tenant may install the air conditioner, provided that the patio door can be opened at all times for fire safety reasons.
- 7.6 The installation must be safe, and the unit must not drip onto the window sill and/or the exterior and/or interior wall. It is the tenant's responsibility to have a water collection pan and to ensure that water does not run onto the neighbors or the exterior walls of the building.

8. Plumbing

- 8.1 The tenant undertakes to maintain the pipes of the kitchen sink, washbasin, bathtub, taps and accessories of all kinds in the apartment in good working order.
- 8.2 It is strictly forbidden to throw food, objects, wipes, hygiene products or other items into the toilet, kitchen sink, washbasin and/or bathtub.
- 8.3 If the breakage is proven to be due to misuse or negligence, the actual repair costs will be charged to the tenant.
- 8.4 The lessee must at all times provide the required clearance for quick access to the hot water tank.

9. Painting

- 9.1 The tenant must validate his choice of colors with the ORHVS. Any dark color will be refused.
- 9.2 Smoke and heat detectors, electrical outlets and switches, cabinet doors, hinges, door and window hardware and baseboards may not be painted.
- 9.3 Wall coverings are not permitted.

- 9.4 The tenant must protect bathroom and kitchen floors and fixtures before painting.
- 9.5 It is forbidden to paint balconies and their railings, as well as exterior brick or plaster walls and other coverings.
- 9.6 It is forbidden to paint fences, building entrance doors and apartment doors.
- 9.7 The tenant must return the dwelling to the same condition it was in when it was delivered, including the color of painted surfaces, otherwise the tenant will have to pay the actual costs incurred to repaint the dwelling white.

10. Work prohibited by the Office

- 10.1 It is forbidden to modify openings, structures or add equipment to the roof.
- 10.2 It is forbidden to pierce any exterior cladding and/or balcony railings.
- 10.3 It is forbidden to pierce the structure of the building, including the roof.

11. Extermination

- 11.1 Tenants must notify the ORHVS immediately if there are vermin and/or harmful insects (e.g. bedbugs) in their dwelling so that the Office can mandate an exterminator to deal with the problem as quickly as possible.

12. Insalubrity

- 12.1 Tenants must keep their apartment clean, sanitary and healthy.
- 12.2 Any situation of clutter, compulsive hoarding or unsanitary conditions detected will be closely monitored by the authorities concerned, in this case the fire prevention services of the municipality of residence, authorized representatives of the CISSMO and a member of the ORHVS team.
- 12.3 If the problematic situation is not corrected, an application may be filed with the Housing Administrative Tribunal requesting the eviction of the person at fault.

13. Keys

Costs related to the purchase of additional keys are non-refundable.

- 13.1 It is forbidden to change, add to or alter the locks of the dwelling or building and / or outbuildings such as sheds, garages, sheds, storage rooms, common rooms or others.
- 13.2 Tenants requesting a lock change will be invoiced at actual cost.
- 13.3 A fee (subject to changes in locksmith prices) will be charged for replacing lost keys or requesting additional keys. This fee corresponds to the actual costs charged by the locksmith and must be paid in full at the time of the request.

14. Changes to the rented premise

- 14.1 It is forbidden to modify, add to or improve the rented premises without the prior written authorization of the ORHVS (installation of lighting, ceramics, fencing, air conditioning, etc.).
- 14.2 If ORHVS authorizes the said modifications or changes, the tenant must, on departure, leave in the rented premises all modifications or improvements he has made which, if removed, would damage the rented premises.

15. Additional installation

- 15.1 It is forbidden to install any additional heating appliance without the written consent of the ORHVS.
- 15.2 It is prohibited to install any alarm system, electronic or communication equipment antenna, central battery (CB) telephone equipment, satellite dish or dish antenna, or fixed cameras (including doorbells).
- 15.3 The use of drones on Agency property is prohibited, as stipulated in Transport Canada legislation.
- 15.4 The tenant must contact the ORHVS when installers visit (Bell, Videotron, other utilities) so that a staff member can provide access to the technician. It is important to contact the ORHVS as soon as you have obtained an appointment with a technician, as no one is authorized to access the electrical room without the supervision of an ORHVS staff member.
 - 15.4.1 It is your responsibility to call 450 218-6994, option 2, to request an appointment. **A minimum of five (5) business days is required.**

15.4.2 Appointments with technicians must be made within the following time frame:

- Monday to Thursday between 8 am and 4 pm.

15.5 It is forbidden to install clotheslines on balconies, patios or Office grounds.

15.6 A tenant who installs a removable dryer on the balcony must put the dryer and clothes away every night.

16. Damage and billing

16. Tenants, their families, or visitors who cause damage or alterations to the housing or ORHVS property, including the grounds, will be held responsible and will be required to pay the full cost of replacement and/or repair.

16.2 Repairs to breakages caused by negligence, misuse and/or vandalism will be charged to the tenant.

Examples of costs to be borne by the tenant depending on the situation (see note if repairs carried out outside office hours*)	
Reproduction of a key or loss of a key (Applicable at all times)	Office cost
Door unlocking	Office cost
Broken lock	Office cost
Toilet unblocking	Office cost
Sink and basin unblocking	Office cost
Bathtub unblocking	Office cost
Replacing smoke and/or heat detector batteries	Office cost

Office cost = Cost of labor performed by office employee
+ travel expenses
+ if applicable, cost of supplier/subcontractor.

* *Outside opening hours, additional charges may apply.*

17. Household waste, recyclables and compostables

- 17.1 Garbage, recyclables and compostables must be deposited in the appropriate bins or containers located in the areas designated for this purpose by ORHVS.
- 17.2 No garbage may be left on balconies / patios, in corridors, entrances, common areas, parking lots or next to containers provided for this purpose.
- 17.3 Household garbage should be placed in plastic bags before being thrown into the garbage cans to avoid attracting vermin.
- 17.4 Recyclable materials must be sorted and placed in the green containers provided.
- 17.5 Compostable materials must be disposed of in the brown containers provided.

18. Heavy objects

- 18.1 It is the tenant's responsibility to know the terms and conditions for the collection of large items (furniture, appliances, etc.), which is offered by the municipality in which he or she resides.
- 18.2 Bulky items must be deposited by the roadside according to the established schedule, which is available from the municipality.
- 18.3 The tenant would be liable for paying the fine in cases where municipal regulations were not complied with, as well as the removal and transportation costs for any furniture and objects that had to be removed immediately.

*You're also invited to drop off any items you want to dispose of at one of the four **ecocentres** in the Vaudreuil-Soulanges MRC.*

19. Laundry room

- 19.1 Use of laundry rooms is restricted to tenants only and for personal use only.
- 19.2 Laundry hours are from 8:00 am to 8:00 pm, 7 days a week.
- 19.3 It is forbidden to use fabric dyes in the washers, to wash household carpets, car mats, cat/dog beds and/or any item that may soil and/or damage the appliances.

19.4 The tenant must vacate the washers and dryers as soon as possible at the end of the cycle.

19.5 The tenant must clean the lint filter and leave the units clean after each use.

19.6 Under no circumstances may the tenant move the appliances. The tenant at fault will be held responsible and will be required to pay for replacement and/or repair costs or costs resulting from damage related to an incident caused by the movement of the appliances.

19.7 To ensure that everyone has the right to peaceful enjoyment of the premises, tenants must show tolerance and respect for one another. It is therefore essential that everyone uses the laundry service properly and with respect for others.

19.8 Pets are not allowed in laundry rooms.

20. Corridors, landings and stairwells

20.1 Corridors, landings and stairwells must be kept clear at all times.

20.2 Carpets are not permitted in corridors and/or in front of apartment doors.

20.3 Any item left in communal areas may be removed by the Office without notice.

21. Common areas

21.1 It is forbidden to stroll around ORHVS common areas, grounds and parking lots with a bare shirt.

21.2 It is forbidden to consume alcoholic beverages, drugs or other illegal substances.

21.3 Smoking and vaping are prohibited.

21.4 Any tenant who holds an event in the community hall must ensure that it **is properly cleaned**, the garbage emptied and the hall returned to its original condition immediately after the event.

21.5 Pets are not allowed in common areas.

21.6 Furniture and belongings in common rooms must not be moved in the corridors.

21.7 Tenants must not use the common rooms as storage areas for various items such as furniture and/or fitness equipment.

22. Tenant associations

- 22.1 Tenants' associations are required to obtain the necessary permits to hold raffles, bingos or consume alcohol, for example, and to comply with the laws and regulations in force in their territory.

23. Landscaping

- 23.1 Tenants must respect grassed areas, trees and other plantings, and ensure that the exterior appearance of the buildings and grounds is maintained.
- 23.2 No changes may be made to the landscaping without the prior written consent of the ORHVS (e.g. gardens, swings).
- 23.3 Outdoor fireplaces, spas, pools, water games, trampolines, gazebos, carports and dog fences are prohibited.
- 23.4 It is forbidden to use the ORHVS grounds for camping and/or storing vehicles or equipment of any kind.
- 23.5 The ORHVS does not assemble, install, or remove fabric, nor does it move swings. The ORHVS is not responsible for damage caused, for example, by bad weather or vandalism to swings, as these belong either to tenant associations or to individual tenants.

24. Sheds

- 24.1 Only bicycles, tires belonging to tenants, and items belonging to tenant associations are permitted. Only one set of tires is allowed per tenant, unless otherwise specified in writing by the ORHVS. Lawn mowers, snow blowers, trimmers, and generators are not allowed in the sheds. Any other personal items will only be tolerated if space allows. The ORHVS reserves the right to ask the tenant concerned to dispose of unauthorized items.
- 24.2 No three- or four-wheeled vehicles or motorized vehicles are allowed in the garden shed.

25. Parking

- 25.1 The tenant must contact the ORHVS to request or make any changes to a parking space.
- 25.2 It is the renter's responsibility to provide a copy of his or her valid vehicle registration certificate each year and whenever the vehicle is changed.
- 25.3 ORHVS assigns tenants a numbered parking space. ORHVS reserves the right to designate another parking space, if necessary.
- 25.4 It is forbidden to remove the posts identifying the numbered spaces. Fees may be charged to the offending tenant.
- 25.5 Visitors must use clearly identified spaces (for buildings with boxes marked "Visitor").
- 25.6 The parking of a vehicle awaiting repair and/or in storage and/or involved in an accident and/or leaking oil or fuel and/or unlicensed is prohibited.
- 25.7 It is forbidden to carry out repairs to motorized vehicles in parking areas, or anywhere else on land belonging to the ORHVS.
- 25.8 It is forbidden to park a trailer, caravan, watercraft or other equipment other than a motor vehicle on ORHVS property.
- 25.9 It is strictly forbidden to park in the following zones: garbage collection zone, zone reserved for emergency vehicles, zone obstructing traffic, box reserved for ORHVS employees.
- 25.10 It is forbidden to install a carport.
- 25.11 Any vehicle found to be at fault will be towed away, and the vehicle owner will be required to pay the towing company to recover the vehicle.
- 25.12 The ORHVS is not responsible for damage to parking lots.

26. Snow removal in parking lots

Snow removal from parking lots is done in two stages when snowfall exceeds 5 centimetres (2 inches):

- 1- The day of the storm: the central driveway is cleared of snow.
- 2- The day after the storm: the entire parking lot is cleared of snow.

- 26.1 It is the renter's responsibility to move their vehicle before **9:00 a.m. the morning after a snowfall**. Snow will be cleared during the day.
- 26.2 The hirer must take the necessary steps to have his vehicle moved if he is indisposed to do so, whether for reasons of hospitalization, travel, vacation or any other reason.
- 26.3 The ORHVS can have a vehicle that interferes with snow removal towed away at the vehicle owner's expense.

27. Snow removal from balconies and patios

- 27.1 The tenant is responsible for clearing snow from the balcony/patio.

28. Seasonal maintenance

- 28.1 Under no circumstances should the tenant contact an ORHVS supplier directly, as this may result in penalties.
- 28.2 The tenant is invited to submit a complaint to the ORHVS, if he or she has a dissatisfaction to report.

29. Locks and safety devices

- 29.1 All entrance doors to a building must remain locked at all times, to ensure the safety of all tenants in the building.
- 29.2 The tenant must not give access to the building to a stranger.
- 29.3 It is forbidden to obstruct the closing mechanisms of the building's doors, as well as those of the door leading to the mailboxes.
- 29.4 The dwelling door to the common corridor must be kept closed at all times.
- 29.5 It is forbidden to install any additional security device preventing access to the dwelling. All costs associated with any repairs required as a result of damage caused by the removal of such devices will be invoiced to the tenant at fault.

30. Access to exits

- 30.1 As prescribed by the Fire Safety Code, doors to all dwellings, common areas and corridors, including stairwell doors, must be closed at all times, except for doors equipped with a device connected to the fire alarm panel.
- 30.2 It is forbidden to clutter the exterior and/or interior of the rented premises and/or common areas (common rooms, passageways, stairways and stairwells, etc.).
- 30.3 It is forbidden to store goods/objects/equipment under balconies and stairwells.
- 30.4 The ORHVS reserves the right to dispose of said goods without notice.

31. Smoke alarms

- 31.1 Tenants must keep smoke alarms in their dwelling in good working order.
- 31.2 The tenant must change the batteries every time the time changes or when they are no longer working (unless you have the model with a 10-year sealed lithium battery).
- 31.3 Thermal and smoke detectors may not be painted and/or disconnected. Costs associated with the replacement of damaged detectors will be charged to the tenant.
- 31.4 It is the lessee's responsibility to inform the ORHVS as soon as possible, during business hours, that the smoke alarm is broken or defective.

32. Outdoor stove and barbecue

- 32.1 Only electric barbecues are permitted on balconies.
- 32.2 Propane barbecues owned by tenant associations or the building's tenant committee may be permitted on ORHVS property. Permission must be requested in writing from ORHVS in advance.

33. Substances, objects, and equipment posing risks to safety

- 33.1 It is prohibited to possess or store in your home, in storage areas, on your balcony/patio, or in common areas, propane or butane cylinders, or any substance that could pose a fire, explosion, or poisoning hazard,

endangering the health and safety of all tenants in the building (e.g., motor oil, gasoline cans, unsecured car batteries).

- 33.2 For safety reasons and to reduce the risk of fire, it is strictly forbidden to store or recharge bicycles and/or electric scooters inside buildings, specifically in apartments or common areas.

Bicycles and scooters must be stored in sheds and/or on bike racks located outside buildings.

34. Firearms

- 34.1 Firearms are prohibited on all ORHVS properties.

35. Balconies

- 35.1 The tenant is responsible for maintaining their balcony or patio and keeping it safe at all times.
- 35.2 It is prohibited to hang objects outside the balcony railings as well as on the exterior structure of the building.
- 35.3 The tenant must use fasteners that neither pierce nor damage the guardrails for the installation of flower boxes and must ensure that the flower boxes are placed inside the balcony.
- 35.4 The tenant must not clutter balconies, patios, entrances or exits.
- 35.5 It is prohibited to use the balcony as a storage space.
- 35.6 It is prohibited to allow an animal to urinate or defecate on balconies, patios, entrances or exits.
- 35.7 It is prohibited to drill into the exterior covering or balcony railings.
- 35.8 It is prohibited to paint balconies and/or railings, as well as interior or exterior brick walls.
- 35.9 It is prohibited to install a carpet or covering on the balcony or patio.
- 35.10 It is prohibited to attach curtains to the structure of the building or balcony.
- 35.11 It is prohibited to attach clotheslines, awnings or other objects to walls, door frames, the ceiling or the railing of balconies or patios.
- 35.12 It is prohibited to increase the surface area of a balcony or terrace at ground level by adding patio slabs or any other structure such as a fence.

35.13 When cleaning or shoveling snow from their balcony, tenants are responsible for ensuring that no one is standing below. If possible, snow should be shoveled to the side of the balcony to avoid cluttering the patio below.

35.14 Halloween decorations are permitted from October 1st to November 5th.

35.15 Christmas lights and decorations are permitted from December 1st to January 31st each year.

35.16 **Natural** Christmas trees are prohibited outside or inside buildings.

36. Cigarettes, cannabis and vaping

36.1 Any tenant who occupies their accommodation, since July 1st, 2018 or after, is subject to the ban on smoking in their home, all resulting from the adoption of a regulation by the ORHVS for smoke-free housing, regulation in force since July 1st, 2018.

Certain tenants living in their accommodation on a date before July 1st, 2018 benefit from acquired rights and their accommodation is categorized as "smoking".

36.2 Smoking or vaping is prohibited within nine (9) meters of a main door, entrance or air opening.

36.3 Smoking is prohibited in the common areas of the building, on the balconies and on the patios of the building and the apartments.

36.4 It is prohibited to smoke and/or cultivate cannabis in the accommodation and on all ORHVS grounds.

37. Pets

37.1 A maximum of 2 pets (all categories) is accepted.

37.2 It is prohibited to own an aquarium of more than 10 liters.

37.3 The tenant and/or his visitors who own a pet must respect the tranquility of the premises.

37.4 The tenant and/or his visitors who own a domestic animal must ensure the cleanliness and/or sanitation of the premises, in particular by immediately picking up excrement both inside and outside the building including the grounds of the property. ORHVS.

37.5 The tenant and/or their visitors who own a pet must ensure the security of the premises, tenants and visitors.

37.6 Tenants and/or their visitors who own pets must keep them on a leash at all times outside their unit, including in the hallways.

37.7 The tenant who owns an animal that has caused material damage to ORHVS buildings will have to pay the repair costs. This also includes damage caused by a visitor's pet.

37.8 The tenant whose animal, which through its behavior, disturbs the peaceful enjoyment of the premises and/or compromises the safety of other tenants and/or employees of the ORHVS including its subcontractors, is exposed to the risk of having to leave your animal. These situations are considered a breach of the tenant's obligations. In this situation, the tenant who refuses to give up his animal will be subject to a request from the ORHVS to the Administrative Housing Tribunal to obtain an order or termination of the lease.

38. Wild animals

38.1 In order to avoid the presence of wild animals including rodents inside the accommodation and/or the building, the tenant must keep the doors of his accommodation (including the screen door) and those of the building closed. at all times.

38.2 It is prohibited to feed, keep or attract any wild animal on ORHVS premises. The ORHVS cannot be held responsible for rodents or insects of all kinds which could enter and infest the premises.

38.3 It is prohibited to install birdhouses and/or bird feeders on ORHVS grounds and/or on balconies and/or patios.

39. Sanctions

39.1 By signing their lease, the tenant undertakes to respect the building regulations.

39.2 The employees of the Office have the mandate to distribute the building regulations and ensure their application.

39.3 It is the tenant's responsibility to read the said regulations, to understand them, to request explanations in the event of misunderstanding from ORHVS staff and to respect them.

39.4 Following any breach or non-compliance with a clause of these regulations, the ORHVS reserves the right to enforce them in the following manner:

The person at fault will receive a verbal notice asking them to correct the so-called problematic situation. The information will be entered into the file.

- The 2nd opinion, if necessary, will be produced in written form either by sending a letter describing the harm caused to the Office and to others. The information will be entered in the tenant's file.
- If after these two notices the situation remains unchanged, the person at fault will receive a formal notice. The information will be entered in the tenant's file.
- As a last resort, the ORHVS could file a request for lease termination with the Administrative Housing Tribunal.

The application of the procedure described above could be faster if the health and/or safety of other tenants were in question.



To complete, sign and return

The tenant undertakes to respect the building regulations which form an integral part of the lease. The Vaudreuil-Soulanges Regional Housing Office may initiate procedures for the termination of the lease before the Administrative Housing Tribunal against any tenant who does not comply with the building regulations.

I acknowledge having read the building regulations of the Vaudreuil-Soulanges Regional Housing Office and I accept them with full knowledge of the facts, as an integral part of the lease including renewals. I also undertake to return this signed copy as soon as possible to the Vaudreuil-Soulanges Regional Housing Office. (This can be deposited in the secure gray box in the building or at the ORHVS offices)

Tenant's signature

Signature of the 2nd occupant

Date