

DISTURBANCE POLICY

As a friendly reminder, we would like to remind all tenants that we enforce a no disturbance policy for our properties.

The term 'disturbance' refers to any noise, party, animal or exterior appearance or gathering, of any size, considered to be loud and unruly or an infringement on other tenants and/or neighbors' rights to peace and quiet.

If the police issue a violation to your unit, then a disturbance violation has occurred. These violations issues are often in the form of a Warning Notice. It does not matter how many people were present or the circumstances leading to the violation. Once a violation is issued, a strike is placed on the property by the City and the following fine with be charged to ALL tenants of the property for violation of the lease agreement.

1st Strike: One-half (1/2) month's rent plus possible eviction

2nd Strike: One (1) month's rent plus possible eviction

3rd Strike: Immediate eviction and responsible for the rent due for the remainder of the lease agreement and/or license suspension period, whichever is greater.

In addition to local law enforcement, we have security personnel patrolling our properties on a regular basis and they have been notified of the strike already against the unit. They have been instructed to keep an eye on the activity at your cottage.

Thank you for your understanding of the importance of being a responsible member of the community you live in.

Your cottage has _____ strike(s) that will fall off on _____.

