

CONDOMINIUM CORPORATION NO. 59**CONDOMINIUM RULES****[Date of Board Resolution _ September 18, 2007]****Introduction**

The following Rules respecting the use of the common elements and units are made to promote the safety, security and welfare of the owners and of the property or for the purpose of preventing unreasonable interference with the use and enjoyment of the common elements and of other units. **All previous Rules are hereby repealed.**

The Corporation may pass additional Rules or amend or delete existing Rules from time to time in accordance with the *Condominium Act, 1998*.

Definitions

Owner: Shall include owners, their families, visitors, agents, tenants, renters, boarders and occupants of the unit.

Resident-Owner: Shall include homeowners who reside (live) in their unit at CCC 59.

Any other words and phrases which are defined in the *Condominium Act, 1998* (as amended from time to time), or the Regulations thereunder or any successor thereto, ("the Act") shall have ascribed to them the meanings set out in the Act.

1. General

- 1.1 Any losses, costs or damages incurred by the Corporation by reason of a breach of any Rules in force from time to time by any Owner, his or her family, guests, agents, tenants or occupants of his or her unit shall be borne by such Owner and may be recovered by the Corporation against such Owner in the same manner as common expenses. Without limiting the generality of the foregoing, such losses, costs or damages shall include, but shall not necessarily be limited to, the following:
 - (a) All legal costs incurred by the Corporation in order to enforce, or in attempting to enforce, these Rules.
- 1.2 No restriction, condition, obligation or provision contained in any Rule or Rules of the Corporation shall be deemed to have been revoked or waived by reason of any failure to enforce the same irrespective of the number of violations or breaches thereof which may occur.
- 1.3 Each of these Rules shall be deemed independent and severable and the invalidity or unenforceability in whole or in part of any one or more of these Rules shall not impair or affect in any manner the validity, enforceability, or effect of the

remaining part of that Rule (if appropriate) or of the Rules, and in such event, the other part of the Rule (if appropriate) or the other Rules shall continue in full force and effect as if such invalid Rule or part of a Rule had never been included herein. If a Rule is inconsistent with the provisions of the Declaration or By-Laws of the Corporation, the provisions of the Declaration and By-Laws shall prevail and the Rule shall be deemed to be amended accordingly.

2. General Prohibitions

2.1 No owner shall do anything, or permit anything to be done, on the property that is contrary to any Provincial or Federal Statute (including Canada's Criminal Code), or Municipal By-law or any Rules, Regulations or Ordinances passed under any Statute or Municipal By-law.

2.2 No owner shall do or permit anything to be done in his or her unit or bring or keep anything therein which in any way will:

- a) increase the risk of fire or the rate of fire insurance on the building, or on property kept herein;
- b) obstruct or interfere with the rights of other owners, or in any way injure or annoy them;
- c) conflict with the laws relating to fire or with the Regulations of the Fire Department or with any insurance policy carried by the Corporation or any owner;
- d) conflict with any Rules or ordinances of the Board of Health or with any statute or municipal by-law.

2.3 Owners shall be responsible for any increase in insurance premiums on any of the corporation's insurance policies which result from any act or omission of the owner or the owner's family, visitors, agents, tenants or occupants of the unit. Any such amounts shall be recoverable by the corporation in accordance with Rule 1.1.

3. Air Conditioners (Water-cooled)

3.1 **Water-cooled air conditioners are prohibited.**

4. Air Conditioners (Window)

4.1 Window air conditioners may be installed on a seasonal basis only. Such air conditioners must not be installed prior to May 1 and must be removed no later than October 31. The air conditioner must be properly braced to prevent tipping. The surrounding material must be of such nature and colour as to blend with the exterior finish of the units. This surrounding material, as well as the air conditioning unit itself, must be kept in good repair, by the owner, at all times. The owner must ensure that the air conditioner does not leak condensation, does

not create unreasonable noise, and is not unsightly. Any damage caused to the window sill, the exterior wall or any other portions of the property is the responsibility of the owner. Cardboard, plywood or paper is not permitted to be installed around the air conditioner. Only plexi-glass is permitted to be placed in window openings where an air conditioner is installed.

5. Dryer Ducts

5.1 Owners shall regularly (at least annually) clean out the dryer duct.

6. Electrical Use

6.1 Owners shall not overload existing electrical circuits.

6.2 Owners shall take all reasonable measures to conserve electricity.

7. Entry Into Units

7.1 This Rule is supplementary to the Corporation's right of access set forth in the *Condominium Act, 1998* and the Declaration. still using this ACT

(a) Entry

The Corporation may enter any unit, upon reasonable notice, in order to carry out the objects and duties of the Corporation. Note, however, that in the case of an emergency it may be reasonable for the Corporation to gain immediate access to a unit (i.e., without notice).

(b) Regular Inspections

The Corporation may also conduct "regular inspections" as follows:

- i. The Corporation may conduct periodic attic inspections as determined by the Board.
- ii. The Corporation may conduct scheduled inspections and maintenance at pre-determined intervals each year. These inspections may be conducted for the following purposes:
 - (1) Assessment of the condition of components of the common elements or other conditions which may affect the common elements or other units;
 - (2) Visual review of any condition which might violate the provisions of the Act or the Corporation's Declaration, By-laws and Rules;

(c) Unacceptable Conditions

If, upon entry to a unit, the Corporation discovers any condition which contravenes the Condominium Act or the Corporation's Declaration, By-laws or Rules, the Corporation may:

- i. Take steps to remedy the condition at the expense of the owner of the unit;
- ii. Give notice of the condition to the owner of the unit;
- iii. Take such other steps as the Board of Directors deems appropriate.

However, the owner of the unit, including any purchaser of the unit, shall be entirely and exclusively responsible for any such condition whether or not the condition has been detected by the Corporation, whether or not the Corporation has given any notice of the condition to the owner or to the purchaser, and whether or not the Corporation has taken any other steps related to the condition. In other words, no steps taken by the Corporation hereunder shall relieve the owner, including any purchaser of the unit, from full responsibility for the condition of the unit and any modifications made to the unit or the common elements by any owner of the unit, including any prior owner of the unit. It is the duty of every owner to make or arrange all necessary inspections in order to ascertain the condition of the unit and any such modifications to the common elements and then to take any appropriate corrective action.

8. Exclusive Use Areas

- 8.1 Owners shall keep their exclusive areas clean and tidy. The rear yards shall not be used for storage. Access to unit entrances, and to utility boxes, must be kept clear.
- 8.2 Subject to any municipal by-law or other applicable regulations, owners can barbeque only in their exclusive yard areas.

9. Exterior Decorations

- 9.1 Christmas decorations must not be installed prior to November 15 and must be removed no later than January 31 (weather permitting). Such decorations shall not be turned on prior to December 1. The Owner must ensure that the electrical decorations are CSA approved and in good working order. The building exterior must not be damaged in any way installing decorations.

10. Exterior Light Fixtures

- 10.1 Owners are responsible to ensure that the exterior light fixtures (servicing their unit) contain a working light bulb at their expense.

11. Fences

- 11.1 Owners shall not attach anything to any of the fences on the property and shall not hang or place any article on any fence.

12. Garbage

12.1 General

- (a) No owner shall place, leave or permit to be placed or left in or upon the common elements including those of which he has the exclusive use, any debris, refuse or garbage, except on days designated by the Board or the Manager as garbage pick-up days and in accordance with the instructions of the Board. Such debris, refuse or garbage shall be contained in properly secured containers.
- (b) Garbage shall be stored inside each unit or in a pre-approved storage shed in the rear yard of the unit.
- (c) Garbage must be placed at designated pick-up pads, securely fastened in bags.

12.2 Large Items and Special Waste

No hazardous goods, appliances, furniture, packing cartons or crates or other special or unusual waste (for example, car batteries, oil, refrigerators, etc.) may be disposed of as part of the regular garbage pick-up. Arrangements must be made with the appropriate waste removal company for pick-up of any such special waste (ex. Couches, reno material)

12.3 Recycling

All recyclable waste must be sorted and disposed of all in the appropriate recycling containers.

12.4 Strict Sanitary Conditions

Owners must maintain strict sanitary conditions at all times to avoid issues of insect or rodent infestations.

13. Garbage and Recycling Receptacles

Owners must retrieve garbage and/or recycling receptacles by end of garbage/recycling pick up day. All remaining bins will be placed behind Unit 318.

14. Humidity and Temperature

- a. Owners shall not allow the humidity levels in the unit to cause condensation, mold or mildew or otherwise to result in harm to the property.
- b. Owners shall keep the unit at a reasonable temperature. Owners must ensure that the temperature of the unit does not result in freezing pipes, excessively cold walls, condensation, excessive heat or other problems which may cause harm to the property or any nuisance or discomfort to other residents.

15. Items on Common Elements*

[*If the Rules allow for certain changes to the common elements, the changes are also subject to the requirements of Section 98 of the Act. That is, they require a registered agreement between the condominium corporation and the owners, dealing with the matters noted in Section 98(1); and their approval may also require the involvement of all owners pursuant to Sections 98(2) and 97.]

- 15.1 Nothing shall be placed on the outside of window sills, projections, railings or other external parts of the buildings without the prior written consent of the Board.
- 15.2 No awnings, shades, shutters, screens or blinds shall be erected over or outside of any window, door, porch or patio, without the prior written consent of the Board.
- 15.3 No hanging or drying of clothes (ie clothes lines) is allowed on the common elements including exclusive use common elements.
- 15.4 No building or structure or fence or tent and no trailer, motor home or camper, either with or without living, sleeping or eating accommodation, shall be placed, erected, located, kept or maintained on the common elements including exclusive use common elements, without the prior written consent of the Board.
- 15.5 Generally, no unit owner shall make any change to the common elements without the prior written consent thereto of the Board, and subject to the Act and the Declaration.
- 15.6 No electrical repairs or alterations within any unit shall be made without the prior written consent of the board.
- 15.7 No articles or personal effects shall be left or stored on the common elements except motor vehicles properly parked in accordance with these Rules and other articles permitted in accordance with the Act and the Corporation's Declaration, By-laws and Rules.
- 15.8 No part of the common elements including exclusive use common elements shall be used for the erection, placing or maintenance of fire pits, incinerators, garbage

disposal equipment, recreation or athletic equipment, fences or other barriers, hedges, or other large vegetation or for the disposal of rubbish, garbage or waste, without the prior written consent of the Board.

15.9 Cigarette butts are not to be deposited on the front or back lawns or parking lots. Please clean them up and use a butt can/ashtray.

15.10 Any item on the common elements in contravention of these Rules may be removed by the Board at the risk and expense of the owner of the item.

16. Landscaping

16.1 No one shall harm, destroy, alter or litter any of the landscaping work on the property, including grass, trees, shrubs, hedges, flowers or flower beds, without the written consent of the Board.

16.2 Any landscaping improvements between the poured concrete foundation and the main common walkways or the roadway are the responsibility of the individual unit owner to maintain, replace and prune or provide any other such care as required.

17. Lawn and Garden Maintenance

18. Each owner shall be responsible for lawn cutting, lawn maintenance and garden maintenance in the owner's exclusive-use yard area.

19. Lease of Unit

19.1 The common elements, including the various amenities, are available for the use of the residents and their invitees. When an owner leases a unit, the tenant acquires all of the owner's rights to use the common elements, and the landlord gives up all of the owners' rights and responsibilities for the common elements. It is the landlord's responsibility to inform tenants of the rules of the corporation.

The landlord maintains the rights to attend at the property to exercise his or her rights and responsibilities as a landlord.

20. Loitering

20.1 Loitering on the common elements is prohibited.

21. Noise

21.1 No owner shall create or permit the creation of or continuation of any noise or nuisance which, in the opinion of the Board or the Manager, may or does disturb the comfort or quiet enjoyment of the property by other owners, their families, guests, visitors and persons having business with them.

No noise, caused by any instrument or other device, or otherwise, which in the opinion of the Board may disturb the comfort of the other owners, is permitted. Furthermore, the use of power tools, hammers, drills, saws, weed walkers, lawn mowers and similar items is restricted to the hours between 8:00 a.m. and 6:00 p.m. Monday to Saturday, between 8:00 a.m. and 11:00 a.m. on Sunday.

- 21.2 Owners shall exercise reasonable care about making noise which may disturb the quiet enjoyment and comfort of other residents. This includes, but is not limited to, the use of musical instruments, radios, televisions, speakers and amplifiers. Furthermore, the use of power tools, hammers, drills, saws and similar items is restricted to the hours between 8:00 a.m. and 6:00 p.m.

22. Notice to Corporation of Defects, Symptoms or Accidents

- 22.1 Owners shall give the Corporation prompt written notice of the following:
- (a) any structural, mechanical or other defect affecting the property, including any defect in the water pipes, heating system or electrical systems, etc.;
 - (b) any accident occurring on or in relation to the property; and
 - (c) any symptom of a possible problem, such as water penetration, water seepage or leakage, cracks, unusual sounds or noises, smoke or odours.

23. Offensive Materials

- 23.1 The storage of flammables, combustibles, hazardous materials, explosives, and firearms must be in accordance with all applicable codes and regulations and all applicable insurance policies.

24. Parking

- 24.1 No motor vehicle, other than a private passenger automobile, motorcycle, station wagon, or one-half ton pick-up truck, shall be parked on any part of the property (including any part thereof of which any owner may have the exclusive use) and no motor vehicle shall be parked or driven on any part of the property other than on a driveway or parking space.
- 24.2 No repairs or adjustments to motor vehicles which may possibly damage or contaminate the property may be carried out on the grounds.
- 24.3 Designated Parking Spaces are not to be used for storage or any purpose other than parking of motor vehicles. For example, tires, containers, signs or furniture shall not be stored in a designated parking space. Items improperly stored in parking spaces will be removed, tagged and placed into safekeeping for a period of four (4) weeks. If not picked up by the owner, the items will be disposed of. All storage, disposal and administrative costs for said items will be the responsibility of the owner.

- 24.4 A protective pad shall be placed beneath the kickstand of all motorcycles when parked in any parking space.
- 24.5 No vehicle shall be parked at any time in designated fire lanes or other areas designated as “No Parking” zones.
- 24.6 The designated user of a parking space shall keep the space clean and free of materials or any condition likely to cause a nuisance, a hazard or any damage to the property, or any risk of fire.
- 24.7 Rental parking spots are allocated in accordance with the waiting list policy in place. Only resident owners qualify for rental parking at CCC 59 (subject to availability).
- 24.8 Only road-worthy, up to date plated and insured motor vehicles shall be kept on the property. All parking spaces (including driveways) are designed for operating vehicles; any cars, trucks or other vehicles deemed to be abandoned or unsightly by the Board are not permitted on the property. All vehicles on the property must be in a proper state of repair and in proper operating condition. Without limiting the generality of the foregoing, vehicles must not leak oil or other fluids.
- 24.9 Any vehicle which is not in compliance with these rules may be ticketed and/or towed at the risk and expense of the owner of the vehicle.
- 24.10 No commercial vehicle which has a gross vehicle weight when unloaded of more than 3,000 kilograms, or more than four wheels, shall be allowed on any part of the property except with the written consent of the Board of Directors, such consent not to be unreasonably withheld.
- 24.11 As required by weather conditions, during the winter season, all vehicles in the open lots must be moved to allow for snow removal operations. See notice: Snow removal for clarification.
- 24.12 Only one vehicle is to be parked in any parking space. No vehicle shall extend beyond the parameters of an individual parking space.
- 24.13 Visitor parking may not be used by residents of the property.
- 24.14 All residents shall adhere to the regulations of the hired parking authority and/or posted parking regulations.

[NOTE: Any separate rules of a parking authority hired by the corporation to enforce the parking rules must be part of these rules or separately passed as rules of the corporation in accordance with the requirements of the Act.]

25. Pets

- 25.1 For the purposes of this Rule, “pet” means an animal which may be kept in a residence under the terms of the applicable by-laws of the municipality.
- 25.2 No animal, livestock or fowl other than a pet shall be kept in any unit or on the common elements. All pets must be licensed, if required by municipal by-law or other statute or regulation.
- 25.3 Only residents shall be permitted to keep pets on the property. Visitors and non-residents shall not be permitted to bring or keep pets on the property.
- 25.4 No pet that is deemed by the Board, in its absolute discretion, to be a nuisance shall be kept by any person in any unit or in any other part of the property. Any person who keeps such a pet on the property, or any part thereof, or who is otherwise determined by the Board to be in violation of these Rules shall, within two (2) weeks of receipt of written notice from the Board requesting the removal of such pet, permanently remove such pet from the property.
- 25.5 When on the common elements all pets shall be in the custody and care of a responsible person and carried or on a leash.
- 25.6 All pet droppings on common elements are to be promptly removed by the pet owner. The pet owner is responsible for ensuring that the municipal “poop and scoop” by-law is respected.
- 25.7 All pets must be vaccinated in accordance with municipal or provincial laws respecting the same.
- 25.8 No more than a total of two dogs are permitted in any unit.
- 25.9 Owners are responsible for all damage caused to the property by their pet(s). All costs incurred by the corporation to rectify any such damage shall be collectible in accordance with Rule No. 1.1
- 25.10 No pet (option: no dogs) which weighs more than 45 pounds is permitted on the property (to live or visit).

26. Records

- 26.1 The corporation shall maintain records in accordance with the provisions of the *Act*.
- 26.2 The owners shall be permitted to inspect the records, and to take copies of the records, in accordance with the provisions of the *Act*.
- 26.3 The corporation’s records shall be kept in a safe and secure location, so that access to the records is only available to members of the board and other persons designated by resolution of the board.

- 26.4 If an owner inspects the corporation's records, the owner shall be accompanied at all times (during such inspection) by a representative of the condominium corporation – such representative to be designated by the board.
- 26.5 No person shall be permitted to see the corporation's records, except as determined by the board or as authorized by the *Act* or any other applicable law.
- 26.6 As set out in the *Act*, owners are not entitled to inspect certain records. Before an owner (or an owner's agent) is permitted to inspect any of the records of the corporation, the corporation shall arrange for those records to be reviewed, and for removal or "blacking out" of any records or information which the owner is not entitled to inspect by virtue of the terms of the *Act*.

27. Sidewalks, etc.

- 27.1 The sidewalks, passageways, walkways and driveways used in common by the owners shall not be obstructed by any of the owners or their personal effects or used by them for any purpose other than for enter and exit to and from their respective units or parking areas.

28. Signage

- 28.1 No sign, advertisement, notice or illumination of any kind shall be inscribed, painted, affixed or placed on any part of the inside or outside of the buildings or common elements whatsoever without the prior written consent of the Board. The usual "For Sale" signs are permitted to be installed in accordance with the instructions of the Board.

29. Snow Removal

- 29.1 Each unit owner shall keep any driveway which forms a part of his or her exclusive use portion of the common elements leading from his front door to the roadway in front of his unit clear of snow and shall not place snow on the said roadway.
- 29.2 Each unit owner shall be responsible for removal of snow and ice from walkways and steps leading to the unit, and for salting or sanding those walkways and steps if required by weather conditions.

30. Soliciting on the Premises

- 30.1 Soliciting on any part of the common elements is not permitted.

31. Television Antennae

- 31.1 No antenna, aerial, tower or similar structure (including a satellite dish) and appurtenances thereto shall be fastened to any unit or on to any portion of the common elements, except with the written consent of the Corporation. No cable

shall be strung on any part of the common elements, except with the written consent of the Board..

32. Trespass

32.1 The condominium property is private property. Only owners, tenants and their families and invitees are permitted on the property.

Furthermore, where any non-resident conducts any activity on the property which is prohibited by the Act, or the Corporation's Declaration, By-laws or Rules, this shall be considered a trespass for the purposes of the Trespass to Property Act.

33. Water and Plumbing

33.1 The toilets, sinks, bathtubs, drains, water closets and other water fixtures and apparatus shall not be used for purposes other than those for which they are constructed, and no sweepings, garbage, rubbish, rags, ashes or other inappropriate substances shall be thrown therein. Any damage resulting to them from misuse or from unusual or unreasonable use shall be borne by the owner who caused such damage.

33.2 Water shall not be left running unless in actual use. Owners shall take all reasonable measures to conserve water.

33.3 Exterior water shall not be turned on/used after the first frost.

34. Window Washing

34.1 Each owner shall be responsible for washing the exterior of all the windows of their unit.

35. Smoking

Smoking on Common Elements

35.1 Smoking is not permitted in, on, or around any part of the common elements, including all exclusive-use common elements, subject to the following exception:

35.2 Exception: Smoking is only permitted in an outside area of the common elements which has been designated as a smoking area by the Board of Directors. Any such designated smoking area shall be at least nine (9) meters from any building entrance.

No Smoking in Units

35.3 Smoking is not permitted in any unit, except for those units whose residents have been grandfathered in accordance with the following terms and conditions:

- A. All guests or visitors of Registered Residents (residents who have registered with the Corporation in accordance with paragraph B) shall also be exempt from the smoking prohibition (in relation to tobacco smoking) described in this Rule 6.1.
- B. The grandfathering only applies to smoking of tobacco in the units. A grandfathered resident is not permitted to smoke on any portion of the common elements where smoking is prohibited by this Rule.
- C. Grandfathered residents must take reasonable steps to ensure that the smoke does not migrate to the common elements or to other units (which could cause nuisance, disturbance or harm to other residents of the building, or their guests). Without limiting the generality of the foregoing, the smoker must ensure that:
- a) all windows and exterior doors are closed when smoking takes place inside the unit;
 - b) the unit's exhaust fans are turned on, while anyone is smoking in the unit;
AND
 - c) appropriate air filtering and/or purifying is installed to prevent second-hand smoke from entering neighbouring units or the common elements.
- D. Grandfathered residents are responsible for all costs incurred by the corporation to prevent migration of smoke or odours from the resident's unit to other units or the common elements.

The grandfathering shall continue only until the earlier of:

- (a) The date on which the grandfathered resident ceases to reside on the property;
- (b) October 16, 2021 (three years after the effective date of these Rules).

Thereafter, the said will apply fully to all occupants of the unit, and their guests.

36. Cannabis

36.1 CANNABIS GROWING

No one is permitted to grow cannabis anywhere on the property (whether on the common elements or in any of the units), except as permitted by this Rule.

36.2 No one is permitted to grow cannabis on the common elements or in the units, without consent of the Board.

36.3 In accordance with the Corporation's rights to access the units (set out in the Act and/or the Declaration), the corporation may enter the resident's unit, at any reasonable time or times, and in each case on reasonable notice, in order to inspect for any growing of cannabis.

36.5 CANNABIS SMOKING

The resident must in any event comply with this rule respecting smoking on the property (including smoking in the units). However, the Board may give written permission for a resident (meaning a specific resident who is permitted – not their guests or other occupants of the unit) to smoke cannabis in the unit, after receiving proof, reasonably satisfactory to the Board, that (for Human Rights reasons) the resident needs to be able to smoke cannabis in the unit in order to reside in the unit. [For this purpose, the resident may be asked to provide written evidence from a physician or other health care professional, sufficient to explain the medical need, including why it is necessary for the resident to smoke the cannabis in the unit (rather than somewhere else); and also sufficient to explain why the cannabis must be smoked (rather than ingesting it or receiving it by some other means).]

36.4 If permitted to smoke cannabis in a unit (as noted above), the smoker must take reasonable steps to ensure that the smoke does not migrate to the common elements or to other units (which could cause nuisance, disturbance or harm to other residents of the building, or their guests). Without limiting the generality of the foregoing, the smoker must ensure that:

(1) all windows and exterior doors are closed when smoking takes place inside the unit;

(2) the unit's exhaust fans are turned on, while anyone is smoking in the unit;
AND

(3) appropriate air filtering and/or purifying is installed to prevent second-hand smoke from entering neighbouring units or the common elements.

Cannabis smokers are responsible for all costs incurred by the corporation to prevent migration of smoke or odours from the resident's unit to other units or the common elements.

37. Short Term Occupancy**37.1 Tenancies**

Article IX (a) of the Declaration states as follows:

"The Units shall be used as single family private residences only."

37.2 Further to the foregoing, the following uses are prohibited:

(a) Hotel-type, boarding or lodging house use (including a bed and breakfast, an on-line marketplace and hospitality service, an on-line short-term occupancy service, a time-share, or similar use);

(b) Any transient use of the units, including, but without limiting the general meaning, any license, lease, sublease, house exchange or other occupancy for a planned duration of less than six (6) months.

37.3 Any lease, tenancy or other occupancy of a unit by someone other than the owner (including any sublease) shall be for an initial term of not less than six (6) months.

Exceptions:

The Board may permit exceptions to this six-month minimum, provided the Board is reasonably satisfied that the occupancy in question will not offend or contravene the basic intent of this Rule, and provided the exception is confirmed by the Board, in writing, in advance. Without limiting the generality of the foregoing, such exceptions may include the following (provided they are approved by the Board, in writing, in advance):

A. House sitting arrangements.

B. The accommodation of visitors in the unit without receipt of payment or other consideration, where that accommodation is incidental to and normally associated with the permitted single family use of a dwelling unit.

C. A tenancy for less than six (6) months where the Owner has a bona fide intention to complete a sale of the Unit at the conclusion of the tenancy.

D. A tenancy for less than six (6) months if:

a. the term of the tenancy is not less than one (1) month;

b. the Owner arranges only one such tenancy to start in a given calendar year; AND

c. the Owner is the next occupant of the unit, following termination of the tenancy.

E. A sublease for less than six (6) months provided the sublease is for the entire balance of the lease (ie. until the end of the lease).