

## Student Tenants Code

For The Toronto 39 Station Road DA15 7DZ

### 1 General Conduct.

The student tenant will ensure that:-

- .They have read and understood the tenancy agreement.
- .They abide by all terms and conditions in the tenancy agreement.
- .They conduct their relationships with their landlord, contractors and fellow tenants courteously throughout their tenancy.
- .They behave in a tenant like manner by carrying out day to day maintenance and not causing damage to the property.
- .They respond to the landlord in a timely manner.

### 2 Commencement of tenancy.

The student tenant will ensure that :-

- .Any references that might be required by the landlord are , to the best of their belief , authentic
- .They carry out an inspection of the dwelling with reference to the inventory and inform the landlord in

writing of any damage , defects or inaccuracies .  
Copies should be signed by both parties.

### 3 During the tenancy.

The student tenant will ensure that :-

.They behave in a reasonable manner and not to cause a nuisance to their neighbours.

.They do not create excessive noise, which causes a nuisance to neighbours, having regard to the time and location of sensitive areas within neighbouring premises.

.They allow the landlord to discharge his duties.

### 4 Looking after their letting .

The tenant will ensure that :-

.On receipt of reasonable notice, normally 24 hours minimum, they provide the landlord or any person acting on their behalf access to the dwelling in order to carry out an inspection or make repairs.

.They maintain the dwelling in a clean and tidy condition especially their own on- suite bathrooms and living spaces.

.They promptly inform the landlord of any defects.

## 5 Visual Appearance .

The student tenant will ensure that :-

.They keep the gardens and refuse areas free from litter and in a tidy condition.

## 6 Health and Safety.

The student tenant will ensure that :-

.All gas and electrical appliances are used only in a manner for which they were designed

.All personal electrical items bought in by the student have been PAT tested/passed and are up to date. See Andrew the Fire Engineer.

## 7 Fire safety .

The tenant will ensure that :-

.They follow instructions for fire safety.

.Fire doors are kept closed and not 'wedged ' open.  
{except where magnets are fitted]

.They do not obstruct any stairways, landings and passageways which provide a route of escape in case of a fire.

.They do not interfere with or remove any appliances or equipment provided for fire safety.

They take all necessary precautions with cooking equipment .

.that they understand the use of t-lights and candles in any part of the building is strictly prohibited.

.that they are fully aware of the No Smoking Policy throughout the entire premises and where outside it is permitted.

Not to use or bring onto the premises any portable gas or paraffin heaters.

## 8 Security.

The student tenant will ensure that :-

.They keep the dwelling secure using all the facilities provided.

## 9 Refuse.

The tenant will ensure that :-

.They store refuse in a correct proper and hygienic way ready for easy collection on the day and in the manner required by the waste collection service.

10 At the end of the tenancy.

The student tenant will ensure that :-

- .They vacate the dwelling on the agreed date as required by the tenancy agreement
- .They return all keys on termination of the tenancy.
- .They settle all outstanding accounts on termination of the tenancy.
- .They leave the dwelling in a reasonably clean condition on vacation of the dwelling and remove their belongings.

They leave the dwelling in no worse condition having regard to fair wear and tear as at the commencement of the tenancy.

- .They will be present at the check-out inspection unless otherwise agreed .
- .They will make suitable arrangements for forwarding of mail.

11 Tenancy Disputes.

The tenant agrees to :-

Deal with disputes promptly and reasonably.

In the event of a dispute between either Tenant/tenant or Tenant/Landlord a mutually convenient meeting will

be arranged at The Toronto to address the issue and the outcome confirmed in writing. At first this will be attempted between parties concerned but parental and or college mediation might also be sought.