

La Coopérative d'habitation Beauparlant Inc.

52 promenade Richelieu
Welland, Ontario L3B 6C4

Mould / Mildew Occupancy Addendum

Appendix: B

This Mould and Mildew Addendum dated June 30, 2011 is attached to and made part of the Occupancy dated _____, 20____ by and between La Coopérative d'habitation Beauparlant Inc. for unit number _____ at La Coopérative d'habitation Beauparlant Inc., Welland, ON.

- Member acknowledges that it is necessary for Members to keep the Unit clean, and take other measures to retard and prevent mould and mildew from accumulating in the Unit.
- Member agrees to clean and dust the unit on a regular basis and to remove visible moisture accumulation on window, sills, walls, bathroom floors, countertops and other surfaces as soon as reasonably possible.
- Member agrees not to block or cover any of the heating or ventilation in the Unit.
- Member further agrees that the Member shall be responsible for damage to the Unit and Members' property as well as person injury to the Member and Occupants resulting from Member's failure to comply with the terms of this Addendum.
- Member also agrees to immediately complete and submit a work order to the office for all of the following conditions:
 - any evidence of a water leak or excessive moisture in the unit
 - any evidence of a water leak in the halls or common areas
 - any evidence of mould or mildew like growth that cannot be removed by simply applying a common household cleaner and wiping the area
 - any failure or malfunction in heating or ventilation
 - any inoperable doors or windows

A default under the terms of this Addendum shall be deemed a material default under the terms of the Occupancy Agreement and La Coopérative d'habitation Beauparlant Inc. shall be entitled to exercise all rights and remedies at law or in equity. Except as specifically stated herein, all other terms and conditions of the Occupancy Agreement shall remain unchanged. In the event of any conflict between the terms of this Addendum and the terms of the Occupancy Agreement, the terms of this Addendum shall control. Any term that is capitalized but not defined in this addendum that is capitalized and defined in the Occupancy Agreement shall have the same meaning for purposes of the Addendum as it has for purposes of the Occupancy Agreement.

Member: Unit #: _____

Lessor:

Member's Name(s): _____

La Coopérative d'habitation Beauparlant Inc.

Member's Signature: _____

By: _____

Member's Signature: _____

Authorized Beauparlant Representative

Date: _____

La Coopérative d'habitation Beauparlant Inc.

**52 promenade Richelieu
Welland, Ontario L3B 6C4**

Mould Prevention Plan

Purpose: The purpose of the Mould Prevention Plan is to minimize property damage and liabilities resulting from a water loss or mould growth condition.

Objective: The objectives of the plan are to: Detect water losses and mould growth early with regular mould inspections completed by trained staff in common areas and annual unit inspections.

Plan: Educate maintenance staff on mould detection, mould prevention and mould remediation.

Educate all Members on preventing mould – see appendix A

Educate all Members on reporting mould – see appendix A

Implement a Mould / Mildew addendum for all members – see appendix B

Include Mould / Mildew addendum in all new Occupancy Agreement – see appendix B

Maintenance Staff to complete a Moisture Incident Report relating to any mould or moisture incidents and provide a copy to the Property Manager, see appendix C. All moisture or mould reports or incidents to be deemed urgent will be given highest priority and investigated and remedied as soon as possible.

Maintenance Staff to document mould or moisture investigation findings, remediation and follow up required see appendix D. All documentation relating to mould or moisture incidents report must be filed in a mould / moisture report binder.

Approved : _____ Date: _____

La Coopérative d'habitation Beauparlant Inc.

52 promenade Richelieu
Welland, Ontario L3B 6C4

Date: _____

Appendix A

Dear Member:

It is our goal to maintain the highest quality living environment for our members. In the interest of achieving this goal, please take a moment to read the following information regarding simple measures that you can take to avoid, and if necessary to address, mould and mildew problems in your unit.

Moulds and mildews are microscopic organisms found virtually everywhere in our environment, both indoors and outdoors, which spread from airborne spores. When **excess moisture** is present inside a home, mould and mildew can accumulate and grow. If not addressed, accumulations of mould and mildew can lead to adverse health effects, such as allergy symptoms or respiratory problems.

The best way to avoid problems with mould and mildew is to prevent excessive moisture build-up in your home. Excess moisture can collect in a home from a wide variety of sources including plumbing leaks or other sources of water infiltration: large fish tanks, showering, cooking or even watering plants. Other factors, such as poor air circulation, extreme differences in indoor and outdoor temperatures, or failure to quickly clean up spill or standing water can contribute to excessive moisture. In order to minimize opportunities for mould growth, it is essential to limit the sources of moisture build-up.

There are several measures that you can take to reduce moisture in your unit and to discourage the growth of mould and mildew:

1. Make sure your home is properly ventilated by opening windows and doors. Proper circulation will help prevent excess moisture build-up in the more humid arrears of your unit.
2. Always use the pre-installed fans in your bathroom and kitchen to minimize moisture build-up.
3. Wipe down visible moisture accumulation on windows, sills, walls, ceiling or other surfaces as soon as possible.
4. **Promptly complete a work order to report** any signs of water leaks or infiltration or any signs of excessive mould or mildew growth.
5. **Report any leaks immediately.**

Following these simple steps will dramatically reduce the likelihood of mould and mildew problems in your unit and it will allow maintenance to respond promptly should a problem develop. If you have any questions regarding this information, please contact the office at 905-735-8376 or at 905-788-0166 ext: 218.

Receipt Acknowledgement: _____

Member Signature: _____

Date: _____

Member Signature: _____

Date: _____