

**Creekside Place – NW 1885  
10530 & 10560 154<sup>th</sup> Street, Surrey, BC**

***CRIME FREE  
HOUSING***

**At the May 16, 2005 Council Meeting, the Council of Creekside Place adopted the attached form as a Rule.**

**We have enclosed a copy of the addendum for you as a non-resident Owner.**

**Please ensure that this form along with the Form K are completed and returned to Bayside Property Services Ltd. at the start of each new tenancy. As you are aware the Form K is a requirement of the Strata Property Act and the new Crime Free Housing form will become a part to the rules of NW 1885.**

**Council is concerned at Creekside Place and to better protect you as a non-resident Owner this form will assist you should the need arise.**

**Should you have any questions regarding the above, please contact the Property Manager at (604) 432-7774.**

**Oh behalf of the Council of Owners, Strata Plan NW 1885  
Managing Agents, Bayside Property Services Ltd.**

**RESIDENTIAL TENANT AGREEMENT  
ADDENDUM FOR CRIME FREE HOUSING  
Strata Plan NW 1885, Creekside Place  
10530 & 10560 154<sup>th</sup> Street, Surrey, BC**

In consideration of the execution or renewal of a Residential Agreement of the residential property identified in the Residential Tenancy Agreement, Landlord and Tenant agree as follows:

- 1.0 The tenant(s), any member of the tenant(s) household, and any persons invited onto the strata property or residential premises by the tenant(s) or any member of the tenant's family shall not engage in any criminal activity on the premises or property including, but not limited to:
- (a) any drug-related criminal activity
  - (b) solicitation (pimps, prostitution activity)
  - (c) street gang activity
  - (d) assault or threatened assault
  - (e) unlawful use of a firearm
  - (f) any criminal activity that threatens the health safety or welfare of the landlord, other residents or persons on the strata property or residential premises.

**VIOLATION OF THE ABOVE PROVISIONS, WHICH IS A REASONABLE AND MATERIAL TERM OF THE TENANCY AGREEMENT, SHALL BE GOOD CAUSE FOR A NOTICE TO END A TENANCY.**

A single violation of any of the provisions of this added addendum shall be deemed a serious violation and material non-compliance with the Residential Tenancy Agreement. It is understood and agreed that a single violation shall be good cause for a notice to end a Residential Tenancy Agreement. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be predominant of the evidence.

In case of conflict between the provisions of this addendum and any other provisions of the Residential Tenancy Agreement, the provisions of this addendum shall govern.

This Residential Tenancy Agreement addendum is incorporated into the Residential Tenancy Agreement executed or renewed this day between Landlord and Tenant.

\_\_\_\_\_  
**Signature of Tenant**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Signature of Tenant**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Signature of Owner**

\_\_\_\_\_  
**Date**