

**LEASE EXTENSION**

This agreement made in St. John's in the Province of Newfoundland this 2 day of July, 2020.

**BETWEEN:** Nicholas Langor  
**AND:** Memorial University of Newfoundland

In accordance with Clause 5, of the original lease, between landlord and Memorial University of Newfoundland, the above parties have agreed to extend the lease for space located at [redacted] s. 37(1) (a) [redacted] Clareville, NL, occupied by the Faculty of Medicine, for a further one-year period from Oct 1, 2023 to September 30, 2024, under the same terms and conditions.

s. 40(1) [redacted] s. 40(1)  
Witness \_\_\_\_\_ Chairperson of the Board of Regents

s. 40(1) [redacted] s. 40(1)  
Witness \_\_\_\_\_ Bursar

s. 40(1) [redacted] s. 40(1)  
Witness \_\_\_\_\_ Lessor

\_\_\_\_\_  
Lessor

**LEASE EXTENSION**

This agreement made in St. John's in the Province of Newfoundland this 2 day of July, 2020.

**BETWEEN:** Nicholas Langor

**AND:** Memorial University of Newfoundland

In accordance with Clause 5, of the original lease, between landlord and Memorial University of Newfoundland, the above parties have agreed to extend the lease for space located at [redacted] s. 37(1) (a) [redacted] Clarenville, NL, occupied by the Faculty of Medicine, for a further one-year period from October 1, 2023 to September 30, 2024, under the same terms and conditions.

s. 40(1)

[redacted signature]

Witness

[redacted signature]

Chairperson of the Board of Regents

s. 40(1)

s. 40(1)

[redacted signature]

Witness

[redacted signature]

Bursar

s. 40(1)

s. 40(1)

[redacted signature]

Witness

[redacted signature]

Lessor

s. 40(1)

Lessor

### LEASE EXTENSION

This agreement made in St. John's in the Province of Newfoundland this 19 day of October, 2020.

**BETWEEN:** 11140 Newfoundland Inc (Ken Peters)

**AND:** Memorial University of Newfoundland

In accordance with Clause 5, of the original lease, between landlord and Memorial University of Newfoundland, the above parties have agreed to extend the lease for space located at [redacted] s. 37(1) (a) [redacted] Carbonear, NL, occupied by the Faculty of Medicine, for a further one-year period from March 1, 2021 to February 28, 2022 under the same terms and conditions.

s. 40(1)

[redacted]

Witness

[redacted]

Chairperson of the Board of Regents

s. 40(1)

s. 40(1)

[redacted]

Bursar

[redacted]

s. 40(1)

s. 40(1)

[redacted]

witness

[redacted]

Lessor

s. 40(1)

Lessor

LEASE EXTENSION

This agreement made in St. John's in the Province of Newfoundland this 6 day of May, 2021.

BETWEEN Michael Tucker  
AND Memorial University of Newfoundland

s. 37(1) (a)

In accordance with Clause 5, of the original lease, between landlord and Memorial University of Newfoundland, the above parties have agreed to extend the lease for space located at [redacted] Grand Falls-Windsor, NL, occupied by the Faculty of Medicine, for a further one-year period from September 1, 2021 to August 31, 2022, under the same terms and conditions.

Chairperson of the Board of Regents \_\_\_\_\_

Witness Chairperson of the Board of Regents

[redacted]

s. 40(1)

s. 40(1)

Witness

[redacted]

s. 40(1)

Witness Lessor

[redacted]

s. 40(1)

Lessor

[redacted]

s. 40(1)

### LEASE EXTENSION

This agreement made in St. John's in the Province of Newfoundland this 31 day of May, 2021.

**BETWEEN:** Nicholas Langor

**AND:** Memorial University of Newfoundland

In accordance with Clause 5, of the original lease, between landlord and Memorial University of Newfoundland, the above parties have agreed to extend the lease for space located at [redacted] s. 37(1) (a) [redacted] Clarenville, NL, occupied by the Faculty of Medicine, for a further one-year period from August 1, 2021 to July 31, 2022, under the same terms and conditions.

s. 40(1)	[redacted]	s. 40(1)	[redacted]
	_____ Witness		_____ Chairperson of the Board of Regents

		s. 40(1)	[redacted]
			_____ Bursar

s. 40(1)	[redacted]	s. 40(1)	[redacted]
	_____ Witness		_____ Lessor

\_\_\_\_\_  
Lessor

**TENDER FOR THE LEASE OF LIVING ACCOMMODATIONS, CORNER BROOK,  
NEWFOUNDLAND AND LABRADOR**

**Residential Rental Agreement  
Living Accommodations for  
Memorial University of Newfoundland**

**1. Parties**

The Rental Agreement is made in duplicate between:

<b>Name (Landlord)</b>	Laura Watton	
<b>Address</b>	[Redacted]	s. 40(1)
<b>Telephone(s)</b>	[Redacted]	
<b>AND</b>		
<b>Tenant</b>	<b>Memorial University of Newfoundland</b> <b>PO Box 4200</b> <b>St. John's, NL A1C 5S7</b> <b>Attention: Vice-President (Administration &amp; Finance)</b>	

**2. Premises**

The Landlord will rent to the Tenant and the Tenant will rent from the Landlord the following residential premises:

Street Name and Number: [Redacted] s. 37(1) (a)  
City/Town: Corner Brook, NL  
Postal Code: [Redacted] s. 37(1) (a)

**3. Act**

The "Act" as referenced in this agreement, shall mean the "Residential Tenancies Act" and the Parties agree that the Act applies to this Rental Agreement.

**4. Term**

This agreement is to begin on the 1<sup>st</sup> day of July, 2021 and end on the 30<sup>th</sup> day of June, 2024.

**Holding Over**

If upon the expiration of the initial Term or any subsequent renewal or extension thereof the Tenant continues to occupy the Premises without further written agreement, the Tenant will then occupy the premises on a month to month tenancy under the same terms and conditions of this Rental Agreement. The month to month tenancy may be terminated by either party with one month's written notice of termination.

**5. Rent**

The Tenant will pay rent at the following rate: \$2,400 per month + HST. The first payment of rent is due on the 1<sup>st</sup> day of July and thereafter on the 1<sup>st</sup> day of each month. As this is a Rental Agreement of a fixed term, rent may not be increased during the fixed term.

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**TENDER FOR THE LEASE OF LIVING ACCOMMODATIONS, CORNER BROOK,  
NEWFOUNDLAND AND LABRADOR**

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Unless otherwise agreed upon, the Tenant shall ensure all rental payments are sent or delivered to the Landlord.

As per tender document (copy attached), the University's option to renew is for a one-year period, under the same terms and conditions, including the rental rate.

**6. Services and Facilities**

The rent mentioned above includes provision of the services and facilities specified in the tender documents (copy attached). The tender documents (attached) are incorporated by reference and form part of this Rental Agreement.

**7. Notice to Termination**

Notice to terminate the rental agreement shall be given as per Tender (copy attached).

**8. Statutory Conditions**

The following statutory conditions apply to (Section 8 of the Act):

1. **Obligation of the Landlord**
  - a. The Landlord shall maintain the premises in a good state of repair and fit for habitation during the tenancy and shall comply with all laws respecting health, safety or housing.
  - b. Paragraph (a) applies regardless of whether, when the Landlord and Tenant entered into the Rental Agreement, the Tenant had knowledge of a state of non-repair, unfitness for habitation or contravention of a law respecting health, safety or housing in the premises.
2. **Obligation of the Tenant** - The Tenant shall keep the premises clean, and shall repair damage caused by a wilful or negligent act of the tenant or of a person whom the tenant permits on the premises.
3. **Assigning or Subletting Residential Premises** - The Tenant may assign or sublet the residential premises subject to the written consent of the landlord, and the landlord shall not arbitrarily or unreasonably withhold consent and shall not levy a charge in excess of expenses actually incurred by the landlord in relation to giving consent.
4. **Mitigation on Abandonment** - Where the Tenant abandons the premises, the Landlord shall mitigate damages that may be caused by the abandonment to the extent that a party to a contract is required by law to mitigate damages.
5. **Entry of Premises** - Except in the case of an emergency, the Landlord shall not enter the premises without the consent of the tenant unless

**TENDER FOR THE LEASE OF LIVING ACCOMMODATIONS, CORNER BROOK,  
NEWFOUNDLAND AND LABRADOR**

- a. notice of termination of the Rental Agreement has been given and the entry is at a reasonable time for the purpose of exhibiting the premises to a prospective tenant or purchaser and a reasonable effort has been made to give the Tenant at least four hours' notice;
- b. the entry is made at a reasonable time and written notice of the time of entry has been given to the Tenant at least 24 hours in advance of the entry; or
- c. the tenant has abandoned the Premises under section 27 of the Act.

**6. Entry Doors** - Except by mutual consent, neither the Landlord nor the Tenant shall, during the use or occupancy of the Premises by the tenant, alter a lock or locking system on a door that gives entry to the Premises.

**7. Peaceful Enjoyment**

- a. The Tenant shall not unreasonably interfere with the rights of a Landlord or other tenants in the Premises, a common area or the property of which they form a part.
- b. The Landlord shall not unreasonably interfere with the Tenant's peaceful enjoyment of the Premises, a common area or the property of which they form a part.

**8. Disconnection of Services** – A landlord or tenant shall not, without the written consent of the other party to the rental agreement, disconnect or cause to be disconnected heat, water or electric power services being provided to the residential premises

**9. Use**

The Tenant shall use the Premises for residential purposes only and will not carry on, or permit to be carried on in the Premises, any trade or business without the written consent of the Landlord.

**10. Reasonable Rules and Regulations**

The Tenant promises to comply with any rules concerning the Tenant's use or occupancy of the Premises or building or use of services and facilities provided by the Landlord provided that the rules are in writing, are reasonable in all circumstances and the Tenant is given a copy of the rules at the time of entering into the Rental Agreement and is given a copy of any amendments.

The Landlord shall advise the Tenant in writing of any change of ownership of the premises in accordance with section 5 of the Act.

**11. Binding Effect and Interpretation**

This Rental Agreement is for the benefit of the Landlord and the Tenant and is binding on the Tenant, the tenant's heirs, executors, administrators, and assigns the Landlord and the Landlord's

**TENDER FOR THE LEASE OF LIVING ACCOMMODATIONS, CORNER BROOK,  
NEWFOUNDLAND AND LABRADOR**

heirs, executors, administrators, assigns, and successors in title. This Rental Agreement is to be interpreted and executed with direct reference to the Residential Tenancies Act and in conjunction with any Landlord's rules and regulations as may be attached hereto. Any term or condition of this Rental Agreement that contravenes any of the provisions of the Residential Tenancies Act is void and has no effect.

**12. Additional Obligations**

The tenant promises to comply with any obligations set out below:

<b>No Pets</b>
<b>No Smoking</b>

**13. Signing of Rental Agreement**

**LANDLORD**

s. 40(1)

[Redacted Signature]

Witness

Witness

[Redacted Signature]

Landlord

Landlord

s. 40(1)

**MEMORIAL UNIVERSITY OF NEWFOUNDLAND**

s. 40(1)

[Redacted Signature]

Witness

s. 40(1)

[Redacted Signature]

Witness

[Redacted Signature]

Chair, Board of Regents

[Redacted Signature]

Bursar

s. 40(1)

s. 40(1)

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**TENDER FOR THE LEASE OF LIVING ACCOMMODATIONS, CORNER BROOK,  
NEWFOUNDLAND AND LABRADOR**

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**Background:**

The vision of the Faculty of Medicine, Memorial University of Newfoundland is to enhance the health of the people of Newfoundland and Labrador through education, health research and promoting lifelong learning. Since 2013 the Faculty of Medicine has expanded admissions enrollment from 60 plus to 80 plus learners. Also to maintain national training requirements and accreditation standards, curricula changes have occurred at the Undergraduate Medical Education (UGME) and Postgraduate Medical Education (PGME) levels. The cumulative effect of enrollment growth and curricula changes has led to increased numbers of learners on rotation across Newfoundland and Labrador. Distributed Medical Education (DME) continues to develop, coordinate, support and strengthen medical education throughout the province through extended periods in rural areas to understand the needs of rural Newfoundland and Canada. Historically, accommodations were set up by regional health authorities (Eastern Health, Central Health, Western Health, and Labrador-Grenfell Health) to meet learner housing needs while on rotations across the province. The responsibility to arrange living accommodations for these programs has been transferred to the Faculty of Medicine, Memorial University of Newfoundland.

**Scope:**

- One (1) rental housing/apartment units are required in the Corner Brook area for occupancy starting July 1<sup>st</sup>, 2021 to June 30<sup>th</sup>, 2024.
- Three (3) Year Lease, which will be signed/renewed for an additional year, in accordance with *Residential Tenancies Act*, with the same terms and conditions subject to the approval of the University. Renewal may be based on the availability of funding.
- All leases to contain a cancellation notice in accordance with the *Residential Tenancies Act* of Newfoundland and Labrador.

**Unit Location:**

- The unit should be located within the town of Corner Brook and be suited for use as single family dwellings.
- Units are to be self-contained with a minimum of three to four bedrooms. Lowest bid will be determined through a cost breakdown per bedroom and not overall cost of the tender bid.
- Where applicable, separate units are preferred but duplex units may be considered. Preference will be given to separate units.
- Basement apartments may be considered.
- Space should be located within close proximity of the local health care centre. Approximately 15 minute walk or less preferred. Preference may be given to units that are in close proximity to the local health care centre.

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**TENDER FOR THE LEASE OF LIVING ACCOMMODATIONS, CORNER BROOK,  
NEWFOUNDLAND AND LABRADOR**

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Space:

- Units must be available for occupancy on July 1<sup>st</sup>, 2021.
- Units must be self-contained and accessible on a 24 hour, 7 day basis

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**TENDER FOR THE LEASE OF LIVING ACCOMMODATIONS, CORNER BROOK,  
NEWFOUNDLAND AND LABRADOR**

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**Specifications**

- Units must meet current building codes, including electrical and plumbing.
- Each unit to include 1 kitchen, minimum 1 bathroom, 1 living room/space and a minimum of 4 separate bedrooms. 3 bedroom properties will also be considered.
- All appliances to be included with property, including toilet, tub and/or shower, bathroom sink, fridge, stove, kitchen sink, microwave, washer and dryer. All appliances, where applicable, must be CSA approved.
- Property to be fully furnished, including sofa, chair, coffee table, 2 end tables, dining table, and at least four chairs. Each bedroom must have a lock on each bedroom door, double bed box spring and mattress on frame, dresser, and bedside table. Study space or desks must be equal to the number of bedrooms in property.
- Rent to include heat, light, basic cable, wireless internet (highest speed available in local area, must be exclusive to unit) and local telephone services, applicable taxes (taxes pertaining to property/building), and building/home owner's insurance.
- Rent to include, snow clearing, including de-icing, and lawn maintenance.
- Electric heat or oil heating as main source, no wood heating.
- Unit must have basic kitchenware and linens, a full list included.
- Unit must have smoke detectors installed in each bedroom and one in the common area.
- Unit must have an A/B/C fire extinguisher in the kitchen.
- All bedrooms windows must meet egress health and safety codes.
- All interior rooms and exterior exits have appropriate lighting.
- Landlord must provide a number which can be reached 24/7 in case of a maintenance emergency.
- Landlord must either provide, or arrange, for cleaning services in between student learners. Cleanings will happen on average of 6-12 times per year, often just a single room, but at times, requires the cleaning of the full unit.
- Landlord is responsible for maintenance and emergency repairs to property.
- The landlord will be responsible for key management and control for all units utilized by student learners under this contract.
- An option to key control would be that the Landlord could have or install an electronic passcode/keyless entrance system to each unit. The passcode/card would be made available to student learners as necessary.
- Income tax slips (T4 or T4A) are issued by Memorial University of Newfoundland and sent early in the following taxation year for the previous January 1 to December 31.
- Adequate parking options must be available to tenants

**TENDER FOR THE LEASE OF LIVING ACCOMMODATIONS, CORNER BROOK,  
NEWFOUNDLAND AND LABRADOR**

***\*Prior to occupancy, each unit shall be furnished with the following items.\****

<b>Kitchen</b>	<b>Bathroom</b>
Kettle	Toilet brush
Coffee maker	Plunger
Toaster	Garbage can
Small pot with lid	Shower curtain/enclosure
Medium pot with lid	Window curtain/blinds
Large pot with lid	Towel bar
Frying pan (minimum 2)	5 facecloths (per bedroom)
Roasting pan	3 small towels (per bedroom)
8 pc dinnerware set (mugs, dinner & salad plates, bowls)	3 bath towels (per bedroom)
8 glasses	<b>Bedroom</b>
Spatula	Bedroom mirror
Vegetable peeler	Desk lamp
Ladle	Bedside lamp
Cork screw	Comforter (per bedroom)
Whisk	2 pillows (per bedroom)
Large spoon	2 blankets (per bedroom)
8 pc cutlery set	2 Sheet sets (per bedroom)
4 pairing knives	Mattress cover
2 butcher knives	Window curtain/blinds
Colander	Garbage bin
Grater	Individual lock on bedroom door
3 dish cloths	<b>General</b>
3 dish towels	Smoke detectors
Kitchen garbage bin	Vacuum (if applicable)
Broom and dustpan	House keys (5 sets)
Dish rack and drainer (if no dishwasher)	Master key (2)
3 mixing bowls	Washer
Salt and pepper shakers	Dryer
2 Cookie sheets	Shovel
Oven mitts	Salt/Sand
Sugar dish	Wireless router
Cutting board	Mop and bucket
<b>Living Room</b>	Iron
Minimum 32 inch television with basic cable	Ironing Board
2 lamps	

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**TENDER FOR THE LEASE OF LIVING ACCOMMODATIONS, CORNER BROOK,  
NEWFOUNDLAND AND LABRADOR**

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Notes

- Bidders having space similar to specification requirements may be considered. Final acceptance of this space will be at the discretion and approval of the University's representative. Bidders must accept this decision as being final.
- Leasehold improvements costs to meet the requirements of the specification shall be included in the rental rate.
- Bidders shall have clear description of the units to be leased, including building, location and floor plan and parking information.
- All landlords currently renting to the University on a month to month basis without a lease agreement must bid on this tender if they want to continue providing rental accommodations to the University.
- All bids submitted are subject to a bid verification process prior to the University entering a lease agreement. This process will include inspections of the unit to ensure it is well maintained with no visible signs of damage or soil on furniture and/or carpets. All walls must be newly painted with no visible signs of damage. Furnishing requirements will be reviewed at this time as well.
- Preference will be given according to proximity to the hospital/medical centre in the region. If two properties are equally adequate, the University will award the tender to the property closer by road measure to the hospital/medical centre.

TENDER FOR THE LEASE OF LIVING ACCOMMODATIONS, MARYSTOWN,  
NEWFOUNDLAND AND LABRADOR (TFM-018-19)

Residential Rental Agreement  
Living Accommodations for  
Memorial University of Newfoundland

1. Parties

The Rental Agreement is made in duplicate between:

Name (Landlord)	Smith Realty Ltd.
Address	P.O Box 207, Marystown, NL, A0E 2M0
Telephone(s)	(709) 279-2853
AND	
Tenant	Memorial University of Newfoundland PO Box 4200 St. John's, NL A1C 5S7 Attention: Vice-President (Administration & Finance)

2. Premises

The Landlord will rent to the Tenant and the Tenant will rent from the Landlord the following residential premises:

Street Name and Number: [Redacted] s. 37(1) (a)  
 City/Town: Marystown, NL  
 Postal Code: [Redacted] s. 37(1) (a)

In the event of an emergency at any time, the Tenant should contact the superintendent or property manager: Gordon Smith [Redacted] s. 40(1)

3. Act

The "Act" as referenced in this agreement, shall mean the "Residential Tenancies Act" and the Parties agree that the Act applies to this Rental Agreement.

4. Term

This agreement is to begin on the 1<sup>st</sup> day of August, 2021 and end on the 31<sup>st</sup> day of July, 2022.

**Holding Over**

If upon the expiration of the initial Term or any subsequent renewal or extension thereof the Tenant continues to occupy the Premises without further written agreement, the Tenant will then occupy the premises on a month to month tenancy under the same terms and conditions of this Rental Agreement. The month to month tenancy may be terminated by the tenant giving written notice of termination not less than 1 month before the end of the rental period or by the landlord giving written notice of termination to the tenant not less than 3 months before the end of the rental period.

[Redacted] s. 40(1)  
 Page 1 of 10

TENDER FOR THE LEASE OF LIVING ACCOMMODATIONS, MARYSTOWN,  
NEWFOUNDLAND AND LABRADOR (TFM-018-19)

s. 40(1)

5. Rent

The Tenant will pay rent at the following rate: \$2,400 per month. The first payment of rent is due on the 1<sup>st</sup> day of <sup>august</sup> ~~July~~ and thereafter on the 1<sup>st</sup> day of each month. As this is a Rental Agreement of a fixed term, rent may not be increased during the fixed term.

Unless otherwise agreed upon, the Tenant shall ensure all rental payments are sent or delivered to the Landlord.

As per tender document TFM-018-19 (copy attached), the University's option to renew is for a one-year period, under the same terms and conditions, including the rental rate.

6. Services and Facilities

The rent mentioned above includes provision of the services and facilities specified in the tender documents TFM-018-19 (copy attached). The tender documents TFM-018-19 are incorporated by reference and form part of this Rental Agreement.

7. Notice to Termination

Notice to terminate the rental agreement shall be given in written form as for the following periods:

By the tenant:

Month to month tenancy – not less than one month before the end of the rental period.

Fixed term tenancy – not less than two months before the end of the term.

By the landlord:

Month to month tenancy – not less than three months before end of the rental period.

Fixed term tenancy – not less than three months before end of term.

8. (1) Statutory Conditions

i. Obligation of the Landlord

a. The Landlord shall maintain the premises in a good state of repair and fit for habitation during the tenancy and shall comply with all laws respecting health, safety or housing.

b. Paragraph (a) applies regardless of whether, when the Landlord and Tenant entered into the Rental Agreement, the Tenant had knowledge of a state of non-repair, unfitness for habitation or contravention of a law respecting health, safety or housing in the premises.

ii. Obligation of the Tenant

The Tenant shall keep the premises clean, and shall repair damage caused by a wilful or negligent act of the tenant or of a person whom the tenant permits on the premises.

s. 40(1)

TENDER FOR THE LEASE OF LIVING ACCOMMODATIONS, MARYSTOWN,  
NEWFOUNDLAND AND LABRADOR (TFM-018-19)

iii. **Assigning or subletting residential premises**

The tenant may assign or sublet the residential premises subject to the written consent of the landlord, and the landlord shall not arbitrarily or unreasonably withhold consent and shall not levy a charge in excess of expenses actually incurred by the landlord in relation to giving consent.

iv. **Mitigation on Abandonment**

Where the Tenant abandons the premises, the Landlord shall mitigate damages that may be caused by the abandonment to the extent that a party to a contract is required by law to mitigate damages.

v. **Entry of Premises**

Except in the case of an emergency, the Landlord shall not enter the premises without the consent of the tenant unless

- a. notice of termination of the Rental Agreement has been given and the entry is at a reasonable time for the purpose of exhibiting the premises to a prospective tenant or purchaser and a reasonable effort has been made to give the Tenant at least four hours' notice;
- b. the entry is made at a reasonable time and written notice of the time of entry has been given to the Tenant at least 24 hours in advance of the entry; or
- c. the tenant has abandoned the Premises under section 31 of the Act.

vi. **Entry Doors**

Except by mutual consent, neither the Landlord nor the Tenant shall, during the use or occupancy of the Premises by the tenant, alter a lock or locking system on a door that gives entry to the Premises.

vii. **Peaceful Enjoyment and Reasonable Privacy**

- a. The Tenant shall not unreasonably interfere with the rights and reasonable privacy of a Landlord or other tenants in the Premises, a common area or the property of which they form a part.
- b. The Landlord shall not unreasonably interfere with the Tenant's reasonable privacy and peaceful enjoyment of the Premises, a common area or the property of which they form a part.



s. 40(1)

**TENDER FOR THE LEASE OF LIVING ACCOMMODATIONS, MARYSTOWN,  
NEWFOUNDLAND AND LABRADOR (TFM-018-19)**

**viii. Disconnection of Services**

The Landlord or Tenant shall not, without the written consent of the other party to the Rental Agreement, disconnect or cause to be disconnected, heat, water or electric power services being provided to the Premises.

(2) Where the Landlord and Tenant enter into a written rental agreement, the conditions set out in subsection (1) shall be reproduced in the agreement without variation or modification.

**9. Use**

The Tenant shall use the Premises for residential purposes only and will not carry on, or permit to be carried on in the Premises, any trade or business without the written consent of the Landlord.

The tenant agrees not to engage in illegal activity that:

- a) Causes or is likely to cause damage to the Landlord's property.
- b) Adversely affects or is likely to adversely affect the peaceful enjoyment or reasonable privacy, security, safety, or physical well-being of another occupant to the tenant of the residential premises.
- c) Jeopardizes or is likely to jeopardize a lawful right or interest of another occupant or tenant of the residential premises.

**10. Reasonable Rules and Regulations**

The Tenant promises to comply with any rules concerning the Tenant's use or occupancy of the Premises or building or use of services and facilities provided by the Landlord provided that the rules are in writing, are reasonable in all circumstances and the Tenant is given a copy of the rules at the time of entering into the Rental Agreement and is given a copy of any amendments.

The Landlord shall comply with sections 7(7), (8), and (9) of the Act with respect to the Landlord's information.

**11. Binding Effect and Interpretation**

This Rental Agreement is for the benefit of the Landlord and the Tenant and is binding on the Tenant, the tenant's heirs, executors, administrators, and assigns the Landlord and the Landlord's heirs, executors, administrators, assigns, and successors in title. This Rental Agreement is to be interpreted and executed with direct reference to the Residential Tenancies Act and in conjunction with any Landlord's rules and regulations as may be attached hereto. Any term or condition of this Rental Agreement that contravenes any of the provisions of the Residential Tenancies Act is void and has no effect.

**12. Additional Obligations**



s. 40(1)

TENDER FOR THE LEASE OF LIVING ACCOMMODATIONS, MARYSTOWN,  
NEWFOUNDLAND AND LABRADOR (TFM-018-19)

The tenant promises to comply with any obligations set out below:

- No Pets
- No Smoking tobacco or cannabis, as defined under the *Smoke-Free Environment Act*.
- The Tenant shall not perform any alterations to the premises (ie: painting, wallpaper, ect.)
- As per Burin Peninsula Waste Management regulations, all garbage placed outside in the garbage bins for weekly pick up by the garbage truck, shall be placed in proper large sized "garbage bags", not small "shopping bags".
- No cultivation, propagation or growth of cannabis plants, as defined in the *Cannabis Control Act*.

13. Signing of Rental Agreement

LANDLORD

s. 40(1)

[Redacted]  
Witness

[Redacted]  
Landlord

s. 40(1)

23 July 2021  
Witness

23 July 2021  
Landlord

MEMORIAL UNIVERSITY OF NEWFOUNDLAND

s. 40(1)

[Redacted]  
Witness

[Redacted]  
Chair, Board of Regents

s. 40(1)

s. 40(1)

[Redacted]  
Witness

[Redacted]  
Acting V.ice. President  
(Admin. stration and Finance)

s. 40(1)

[Redacted]

s. 40(1)

**TENDER FOR THE LEASE OF LIVING ACCOMMODATIONS, MARYSTOWN,  
NEWFOUNDLAND AND LABRADOR (TFM-018-19)**

**Background:**


The vision of the Faculty of Medicine, Memorial University of Newfoundland is to enhance the health of the people of Newfoundland and Labrador through education, health research and promoting lifelong learning. Since 2013 the Faculty of Medicine has expanded admissions enrollment from 60 plus to 80 plus learners. Also to maintain national training requirements and accreditation standards, curricula changes have occurred at the Undergraduate Medical Education (UGME) and Postgraduate Medical Education (PGME) levels. The cumulative effect of enrollment growth and curricula changes has led to increased numbers of learners on rotation across Newfoundland and Labrador. Distributed Medical Education (DME) continues to develop, coordinate, support and strengthen medical education throughout the province through extended periods in rural areas to understand the needs of rural Newfoundland and Canada. Historically, accommodations were set up by regional health authorities (Eastern Health, Central Health, Western Health, Labrador-Grenfell Health) to meet learner housing needs while on rotations across the province. The responsibility to arrange living accommodations for these programs has been transferred to the Faculty of Medicine, Memorial University of Newfoundland.

**Scope:**

- One (1) rental housing/apartment units are required in the Marystown area for the period of tentatively July 1, 2021 to June 30, 2022.
- One (1) Year Lease, which will be signed/renewed for an additional year, in accordance with *Residential Tenancies Act*, with the same terms and conditions subject to the approval of the University. Renewal may be based on the availability of funding.
- All leases to contain a cancellation notice in accordance with the *Residential Tenancies Act* of Newfoundland and Labrador.

**Unit Location:**

- The unit should be located within the city of Marystown or local environs and be suited for use as single family dwellings.
- Units are to be self-contained with a minimum of 3 bedrooms. Units with 2 bedrooms will also be considered.
- Where applicable, separate units are preferred but duplex units will be considered.
- Basement apartments will be considered.
- Space should be located within close proximity of the local health care centre. Approximately 15 minute walk or less preferred. Preference may be given to units that are in close proximity to the local health care centre.

 s. 40(1)  
Page 6 of 10

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**TENDER FOR THE LEASE OF LIVING ACCOMMODATIONS, MARYSTOWN,  
NEWFOUNDLAND AND LABRADOR (TFM-018-19)**

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**Space:**

- Units must be available for occupancy on July 1, 2021.
- Units must be self-contained and accessible on a 24 hour, 7 day basis




s. 40(1)

TENDER FOR THE LEASE OF LIVING ACCOMMODATIONS, MARYSTOWN,  
NEWFOUNDLAND AND LABRADOR (TFM-018-19)

Specifications

- Units must meet current building codes, including electrical and plumbing.
- Each unit to include 1 kitchen, 1 bathroom, 1 living room/space and a minimum of 3 separate bedrooms. 2 bedroom properties will also be considered.
- All appliances to be included with property, including toilet, tub with shower, bathroom sink, fridge, stove, kitchen sink, microwave, washer and dryer. All appliances, where applicable, must be CSA approved.
- Property to be fully furnished, including sofa, chair, coffee table, 2 end tables, dining table, and at least four chairs. Each bedroom must have a lock on each bedroom door, double bed box spring and mattress on frame, dresser, bedside table, student desk, and desk chair.
- Rent to include heat, light, basic cable, wireless internet (highest speed available in local area) and local telephone services, applicable taxes (taxes pertaining to property/building), and building/home owner's insurance.
- Rent to include, snow clearing, including de-icing, and lawn maintenance.
- Electric heat or oil heating as main source, no wood heating.
- Unit must have basic kitchenware and linens, a full list included.
- Unit must have smoke detectors installed in each bedroom and one in the common area.
- Unit must have an A/B/C fire extinguisher in the kitchen.
- All bedrooms windows must meet egress health and safety codes.
- All interior rooms and exterior exits have appropriate lighting.
- Landlord must provide a number which can be reached 24/7 in case of a maintenance emergency.
- Landlord must either provide, or arrange, for cleaning services in between student learners. Cleanings will happen on average of 6-12 times per year, often just a single room, but at times, requires the cleaning of the full unit.
- Landlord is responsible for maintenance and emergency repairs to property.
- The landlord will be responsible for key management and control for all units utilized by student learners under this contract.
- An option to key control would be that the Landlord could have or install an electronic passcode/keyless entrance system to each unit. The passcode/card would be made available to student learners as necessary.
- Income tax slips (T4 or T4A) are issued by Memorial University of Newfoundland and sent early in the following taxation year for the previous January 1 to December 31.
- Adequate parking options should be available to tenants

 s. 40(1)  
Page 8 of 10

**TENDER FOR THE LEASE OF LIVING ACCOMMODATIONS, MARYSTOWN,  
NEWFOUNDLAND AND LABRADOR (TFM-018-19)**

- Each unit shall be furnished with the following items:

<b>Kitchen</b>	<b>Bathroom</b>
Kettle	Toilet brush
Coffee maker	Plunger
Toaster	Garbage can
Small pot with lid	Shower curtain/enclosure
Medium pot with lid	Window curtain/blinds
Large pot with lid	Towel bar
Frying pan	5 facecloths (per bedroom)
Roasting pan	3 small towels (per bedroom)
8 pc dinnerware set (mugs, dinner & salad plates, bowls)	3 bath towels (per bedroom)
8 glasses	<b>Bedroom</b>
Spatula	Bedroom mirror
Vegetable peeler	Desk lamp
Ladle	Bedside lamp
Cork screw	Comforter (per bedroom)
Whisk	2 pillows (per bedroom)
Large spoon	2 blankets (per bedroom)
8 pc cutlery set	Sheet set (per bedroom)
4 pairing knives	Mattress cover
2 butcher knives	Window curtain/blinds
Colander	Garbage bin
Grater	Individual lock on bedroom door
3 dish cloths	<b>General</b>
3 dish towels	Smoke detectors
Kitchen garbage bin	Vacuum (if applicable)
Broom and dustpan	House keys (5 sets)
Dish rack and drainer (if no dishwasher)	Master key (2)
3 mixing bowls	Wireless router
Salt and pepper shakers	Mop and bucket
2 Cookie sheets	Shovel
Oven mitts	Salt/Sand
Sugar dish	
Cutting board	
<b>Living Room</b>	
Minimum 32 inch television with basic cable	
2 lamps	

s. 40(1)

**TENDER FOR THE LEASE OF LIVING ACCOMMODATIONS, MARYSTOWN,  
NEWFOUNDLAND AND LABRADOR (TFM-018-19)**

Notes

- Bidders having space similar to specification requirements will be considered. Final acceptance of this space will be at the discretion and approval of the University's representative. Bidders must accept this decision as being final.
- Leasehold improvements costs to meet the requirements of the specification shall be included in the rental rate.
- Bidders shall have clear description of the units to be leased, including building, location and floor plan and parking information.
- All landlords currently renting to the University on a month to month basis without a lease agreement must bid on this tender if they want to continue providing rental accommodations to the University.
- All bids submitted are subject to a bid verification process prior to the University entering a lease agreement. This process will include inspections of the unit to ensure it is well maintained with no visible signs of damage or soil on furniture and/or carpets. All walls must be newly painted with no visible signs of damage.
- Preference will be given according to proximity to the hospital/medical centre in the region. If two properties are equally adequate, the University will award the tender to the property closer by road measure to the hospital/medical centre.



s. 40(1)

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\*Updated July 19, 2021

LEASE EXTENSION

This agreement made in St. John's in the Province of Newfoundland this 8 day of August, 2021.

BETWEEN: Ed Balsom

AND: Memorial University of Newfoundland

In accordance with Clause 5, of the original lease, between landlord and Memorial University of Newfoundland, the above parties have agreed to extend the lease for space located at [redacted] Clarenville, NL, occupied by the Faculty of Medicine, for a further one-year period from August 1, 2020<sup>1</sup> to July 31, 2021<sup>2</sup>, under the same terms and conditions. s. 37(1) (a)

s. 40(1)

[redacted]

Witness

[redacted]

Chairperson of the Board of Regents

s. 40(1)

[redacted]

Bursar Richard V. - President (Administration and Finance)

s. 40(1)

s. 40(1)

[redacted]

Witness

[redacted]

Lessor

s. 40(1)

[redacted]  
Lessor

**LEASE EXTENSION**

This agreement made in St. John's in the Province of Newfoundland this 18<sup>th</sup> day of November, 2021.

**BETWEEN:** Nicholas Langor

**AND:** Memorial University of Newfoundland

In accordance with Clause 5, of the original lease, between Nicholas Langor and Memorial University of Newfoundland, the above parties have agreed to extend the lease for space located at [redacted] Clarenville, NL, occupied by the Faculty of Medicine, for a further one-year period from August 1, 2021 to July 31, 2022, under the same terms and conditions.

s. 37(1) (a)

s. 40(1)

[redacted]

Witness

[redacted]

s. 40(1)

Chairperson of the Board of Regents

[redacted]

s. 40(1)

Bursar

s. 40(1)

[redacted]

Witness

[redacted]

s. 40(1)

Lessor

1

**LEASE EXTENSION**

This agreement made in St. John's in the Province of Newfoundland this 8 day of December 2021.

**BETWEEN:** Maxine and Brian O'Keefe  
**AND:** Memorial University of Newfoundland

In accordance with Clause 5, of the original lease, between landlord and Memorial University of Newfoundland, the above parties have agreed to extend the lease for space located at [redacted] [redacted] Corner Brook NL, occupied by the Faculty of Medicine, for a further one-year s. 37(1) (a) period from December 1, 2021 to November 30, 2022, under the same terms and conditions.

s. 40(1) [redacted] s. 40(1) [redacted]  
Witness Chairperson of the Board of Regents

[redacted] s. 40(1) [redacted]  
Bursar

s. 40(1) [redacted] s. 40(1) [redacted]  
Witness Lessor

[redacted] s. 40(1) [redacted]  
Lessor

### LEASE EXTENSION

This agreement made in St. John's in the Province of Newfoundland this 26<sup>th</sup> day of January, 2022.

**BETWEEN:** Bernard Power  
**AND:** Memorial University of Newfoundland

In accordance with Clause 5, of the original lease, between landlord and Memorial University of Newfoundland, the above parties have agreed to extend the lease for space located at [redacted] s. 37(1) (a) [redacted] Harbour Grace, NL, occupied by the Faculty of Medicine, for a further one-year period from January 1, 2022 to December 31, 2022, under the same terms and conditions.

[redacted] s. 40(1)  
\_\_\_\_\_  
Witness

[redacted] s. 40(1)  
\_\_\_\_\_  
Chairperson of the Board of Regents (Acting)

[redacted] s. 40(1)  
\_\_\_\_\_  
Bursar

[redacted] s. 40(1)  
\_\_\_\_\_  
Witness

[redacted] s. 40(1)  
\_\_\_\_\_  
Lessor

\_\_\_\_\_  
Lessor

**LEASE EXTENSION**

This agreement made in St. John's in the Province of Newfoundland this 28<sup>th</sup> day of JANUARY, 2022.

**BETWEEN:** 11140 Newfoundland Inc

**AND:** Memorial University of Newfoundland

In accordance with Clause 5, of the original lease, between landlord and Memorial University of Newfoundland, the above parties have agreed to extend the lease for space located at [redacted] **s. 37(1) (a)** [redacted] Carbonear, NL, occupied by the Faculty of Medicine, for a further one-year period from January 1, 2022 to December 31, 2022, under the same terms and conditions.

s. 40(1)

[redacted signature]

Witness

[redacted signature]

s. 40(1)

Chairperson of the Board of Regents (Acting)

[redacted signature]

s. 40(1)

Bursar

s. 40(1)

[redacted signature]

Witness

[redacted signature]

s. 40(1)

Lessor

Lessor

✓

**LEASE EXTENSION**

This agreement made in St. John's in the Province of Newfoundland this 28<sup>th</sup> day of JANUARY, 2022.

**BETWEEN:** 11140 Newfoundland Inc

**AND:** Memorial University of Newfoundland

In accordance with Clause 5, of the original lease, between landlord and Memorial University of Newfoundland, the above parties have agreed to extend the lease for space located at [redacted] [redacted] Carbonear, NL, occupied by the Faculty of Medicine, for a further one-  
year period from January 1, 2022 to December 31, 2022, under the same terms and conditions.

s. 37(1) (a)

s. 40(1)

[redacted]

Witness

s. 40(1)

[redacted]

Chairperson of the Board of Regents (Acting)

s. 40(1)

[redacted]

Bursar

s. 40(1)

[redacted]

Witness

s. 40(1)

[redacted]

Lessor

Lessor

✓

LEASE EXTENSION

This agreement made in St. John's in the Province of Newfoundland this 22 day of May, 2022.

BETWEEN: Smith Realty Ltd

AND: Memorial University of Newfoundland

In accordance with Clause 5, of the original lease, between landlord and Memorial University of Newfoundland, the above parties have agreed to extend the lease for space located at [redacted] Marystown, NL, occupied by the Faculty of Medicine, for a further one-year period from August 1, 2022 to July 31, 2023, under the same terms and conditions.

s. 37(1) (a)

Chair, Board of Regents

Witness & Signatory of the Board of Regents

[redacted signature]

s. 40(1)

s. 40(1)

[redacted signature]

Vice-President (Administration and Finance)

[redacted signature]

s. 40(1)

Witness Lessor

[redacted signature]

s. 40(1)

Lessor [redacted signature]

**Residential Rental Agreement  
Living Accommodations for  
Memorial University of Newfoundland**

**1. Parties**

The Rental Agreement is made in duplicate between:

<b>Name (Landlord)</b>	Eli and Inez Greenham	
<b>Address</b>	[REDACTED]	s. 40(1)
<b>Telephone(s)</b>	[REDACTED]	
<b>AND</b>		
<b>Tenant</b>	Memorial University of Newfoundland PO Box 4200 St. John's, NL A1C 5S7 Attention: Vice-President (Administration & Finance)	

**2. Premises**

The Landlord will rent to the Tenant and the Tenant will rent from the Landlord the following residential premises:

Street Name and Number: [REDACTED] s. 37(1) (a)  
 City/Town: Twillingate, NL  
 Postal Code: [REDACTED] s. 37(1) (a)

**3. Act**

The "Act" as referenced in this agreement, shall mean the "Residential Tenancies Act" and the Parties agree that the Act applies to this Rental Agreement.

**4. Term**

This agreement is to begin on the 1<sup>st</sup> day of June, 2022, and end on the 31<sup>st</sup> day of May, 2023.

**Holding Over**

If upon the expiration of the initial Term or any subsequent renewal or extension thereof the Tenant continues to occupy the Premises without further written agreement, the Tenant will then occupy the premises on a month to month tenancy under the same terms and conditions of this Rental Agreement. The month to month tenancy may be terminated by either party with one month's written notice of termination.

**5. Rent**

The Tenant will pay rent at the following rate: \$1100.00 per month. The first payment of rent is due on the 1<sup>st</sup> day of June 2022 and thereafter on the 1<sup>st</sup> day of each month. As this is a Rental Agreement of a fixed term, rent may not be increased during the fixed term.

Unless otherwise agreed upon, the Tenant shall ensure all rental payments are sent or delivered to the Landlord.

As per tender document TMD-011-22 (copy attached), the University’s option to renew is for a one-year period, under the same terms and conditions, including the rental rate.

**6. Services and Facilities**

The rent mentioned above includes provision of the services and facilities specified in the tender documents TMD-011-22 (copy attached). The tender documents TMD-011-22 are incorporated by reference and form part of this Rental Agreement.

**7. Notice to Termination**

Notice to terminate the rental agreement shall be given as per Tender TMD-011-22 (copy attached).

**8. Statutory Conditions**

The following statutory conditions apply (Section 8 of the Act):

**i. Obligation of the Landlord**

- a. The Landlord shall maintain the premises in a good state of repair and fit for habitation during the tenancy and shall comply with all laws respecting health, safety or housing.
- b. Paragraph (a) applies regardless of whether, when the Landlord and Tenant entered into the Rental Agreement, the Tenant had knowledge of a state of non-repair, unfitness for habitation or contravention of a law respecting health, safety or housing in the premises.

**ii. Obligation of the Tenant**

The Tenant shall keep the premises clean, and shall repair damage caused by a wilful or negligent act of the tenant or of a person whom the tenant permits on the premises.

**iii. Mitigation on Abandonment**

Where the Tenant abandons the premises, the Landlord shall mitigate damages that may be caused by the abandonment to the extent that a party to a contract is required by law to mitigate damages.

**iv. Entry of Premises**

Except in the case of an emergency, the Landlord shall not enter the premises without the consent of the tenant unless

- a. notice of termination of the Rental Agreement has been given and the entry is at a reasonable time for the purpose of exhibiting the premises to a prospective tenant or purchaser and a reasonable effort has been made to give the Tenant at least four hours’ notice;

- b. the entry is made at a reasonable time and written notice of the time of entry has been given to the Tenant at least 24 hours in advance of the entry; or
- c. the tenant has abandoned the Premises under section 27 of the Act.

**v. Entry Doors**

Except by mutual consent, neither the Landlord nor the Tenant shall, during the use or occupancy of the Premises by the tenant, alter a lock or locking system on a door that gives entry to the Premises.

**vi. Peaceful Enjoyment**

- a. The Tenant shall not unreasonably interfere with the rights of a Landlord or other tenants in the Premises, a common area or the property of which they form a part.
- b. The Landlord shall not unreasonably interfere with the Tenant's peaceful enjoyment of the Premises, a common area or the property of which they form a part.

**vii. Disconnection of Services**

- a. The Landlord or Tenant shall not, without the written consent of the other party to the Rental Agreement, disconnect or cause to be disconnected, heat, water or electric power services being provided to the Premises.
- b. Where the Landlord and Tenant enter into a written rental agreement, the conditions set out in subsection (1) shall be reproduced in the agreement without variation or modification.

**9. Use**

The Tenant shall use the Premises for residential purposes only and will not carry on, or permit to be carried on in the Premises, any trade or business without the written consent of the Landlord.

**10. Reasonable Rules and Regulations**

The Tenant promises to comply with any rules concerning the Tenant's use or occupancy of the Premises or building or use of services and facilities provided by the Landlord provided that the rules are in writing, are reasonable in all circumstances and the Tenant is given a copy of the rules at the time of entering into the Rental Agreement and is given a copy of any amendments.

The Landlord shall advise the Tenant in writing of any change of ownership of the Premises in accordance with Section 5 of the Act.

**11. Binding Effect and Interpretation**

This Rental Agreement is for the benefit of the Landlord and the Tenant and is binding on the Tenant, the tenant's heirs, executors, administrators, and assigns the Landlord and the Landlord's heirs, executors, administrators, assigns, and successors in title. This Rental

This Rental Agreement is for the benefit of the Landlord and the Tenant and is binding on the Tenant, the tenant's heirs, executors, administrators, and assigns the Landlord and the Landlord's heirs, executors, administrators, assigns, and successors in title. This Rental Agreement is to be interpreted and executed with direct reference to the Residential Tenancies Act and in conjunction with any Landlord's rules and regulations as may be attached hereto. Any term or condition of this Rental Agreement that contravenes any of the provisions of the Residential Tenancies Act is void and has no effect.

**12. Additional Obligations**

The tenant promises to comply with any obligations set out below:

<b>No smoking</b>
<b>No pets</b>

**13. Signing of Rental Agreement**

**LANDLORD**

s. 40(1)

[Redacted Signature]

Witness

[Redacted Signature]

Landlord

s. 40(1)

s. 40(1)

[Redacted Signature]

Witness

[Redacted Signature]

Landlord

s. 40(1)

**MEMORIAL UNIVERSITY OF NEWFOUNDLAND**

s. 40(1)

[Redacted Signature]

Witness

[Redacted Signature]

Chair, Board of Regents

s. 40(1)

s. 40(1)

[Redacted Signature]

Witness

[Redacted Signature]

Bursar

s. 40(1)



**FACULTY OF MEDICINE**  
**OPEN CALL FOR BIDS**  
**FOR**  
**LIVING**  
**ACCOMMODATIONS,**  
**TWILLINGATE**

**Request for Open Call Number: TMD-011-22**

**Issued: April 12, 2022**

**Submission Deadline: Thursday, April 28, 2022**  
**@ 10:00 AM NDT**

## APPENDIX B – SUBMISSION FORM

### 1. Bidder Information

Please fill out the following form, naming one person to be the bidder's contact for the Open Call process and for any clarifications or communication that might be necessary	
Full Legal Name of Bidder	E.L. & Inez Greenham
Any Other Relevant Name under which Bidder Carries on Business	
Street Address	[REDACTED]
City, Province/State	[REDACTED] s. 40(1)
Postal Code	[REDACTED]
Phone Number	[REDACTED]
Fax Number	
Company Website (if any):	
Bidder Contact Name and Title:	Inez Greenham - landlord
Bidder Contact Phone:	[REDACTED] s. 40(1)
Bidder Contact Fax:	
Bidder Contact Email:	[REDACTED]

### 2. Offer

The bidder has carefully examined the Open Call documents and has a clear and comprehensive knowledge of the Deliverables required under the Open Call. By submitting a bid, the bidder agrees and consents to the terms, conditions and provisions of the Open Call, including the Form of Agreement, and offers to provide the Deliverables in accordance therewith at the rates set out in the completed Pricing Form (Appendix C).

### 3. Rates

The bidder has submitted its rates in accordance with the instructions in the Open Call and in the Pricing Form (Appendix C). The bidder confirms that it has factored all of the provisions of Appendix A, including insurance and indemnity requirements, into its pricing assumptions and calculations

### 4. Addenda

The bidder is deemed to have read and accepted all addenda issued by the Owner. The onus is on bidders to make any necessary amendments to their bids based on the addenda. The bidder is required to confirm that it has received all addenda by listing the addenda numbers on the following line:

None Bidders who fail to complete this section will be deemed to have not received all posted addenda and shall be deemed non-compliant.



## APPENDIX C – PRICING FORM

### 1. INSTRUCTIONS ON HOW TO COMPLETE THE PRICING FORM

- Rates must be provided in Canadian funds, inclusive of all applicable duties and taxes except for HST, which should be itemized separately
- Rates quoted by the bidder must be all-inclusive and must include all labor and material costs, all travel and carriage costs, all insurance costs, all costs of delivery to the Owner, all costs of installation and set-up, including any pre-delivery inspection charges, and all other overhead, including any fees or other charges required by law

ADDRESS OF RENTAL PROPERTIES	# OF BEDROOMS	RENT PER MONTH
[REDACTED] Twillingate	2	\$ 1100.00
s. 37(1) (a)		\$
		\$
		\$

### 2. THE DELIVERABLES:

Living Accommodations, Twillingate  
as per specifications listed in Appendix A

### 3. MANDATORY SUBMISSION REQUIREMENTS

1. **Specification Form (Appendix A)**  
As per instructions on form
2. **Submission Form (Appendix B)**  
Each bid must include a Submission Form (Appendix B) completed and signed by an authorized representative of the bidder.
3. **Pricing Form (Appendix C)**  
Each bid must include Pricing Form (Appendix C) according to the instructions

TMD-011-22



2 bedroom semi-basement apartment  
 ground level entry  
 electric heating  
 double parking space at front of property  
 3 minute drive to the hospital  
 currently being rented to the university

**Residential Rental Agreement  
Living Accommodations for  
Memorial University of Newfoundland**

**1. Parties**

The Rental Agreement is made in duplicate between:

<b>Name (Landlord)</b>	Martina MacDonald	
<b>Address</b>		s. 40(1)
<b>Telephone(s)</b>		
<b>AND</b>		
<b>Tenant</b>	Memorial University of Newfoundland PO Box 4200 St. John's, NL A1C 5S7 Attention: Vice-President (Administration & Finance)	

**2. Premises**

The Landlord will rent to the Tenant and the Tenant will rent from the Landlord the following residential premises:

Street Name and Number: [redacted] s. 37(1) (a)  
 City/Town: Grand Bay East, NL  
 Postal Code: [redacted] s. 37(1) (a)

**3. Act**

The "Act" as referenced in this agreement, shall mean the "Residential Tenancies Act" and the Parties agree that the Act applies to this Rental Agreement.

**4. Term**

This agreement is to begin on the 1<sup>st</sup> day of June, 2022, and end on the 31<sup>st</sup> day of May, 2023.

**Holding Over**

If upon the expiration of the initial Term or any subsequent renewal or extension thereof the Tenant continues to occupy the Premises without further written agreement, the Tenant will then occupy the premises on a month to month tenancy under the same terms and conditions of this Rental Agreement. The month to month tenancy may be terminated by either party with one month's written notice of termination.

**5. Rent**

The Tenant will pay rent at the following rate: \$900.00 per month. The first payment of rent is due on the 1<sup>st</sup> day of June 2022 and thereafter on the 1<sup>st</sup> day of each month. As this is a Rental Agreement of a fixed term, rent may not be increased during the fixed term.

Unless otherwise agreed upon, the Tenant shall ensure all rental payments are sent or delivered to the Landlord.

As per tender document TMD-009-22 (copy attached), the University's option to renew is for a one-year period, under the same terms and conditions, including the rental rate.

**6. Services and Facilities**

The rent mentioned above includes provision of the services and facilities specified in the tender documents TMD-009-22 (copy attached). The tender documents TMD-009-22 are incorporated by reference and form part of this Rental Agreement.

**7. Notice to Termination**

Notice to terminate the rental agreement shall be given as per Tender TMD-009-22 (copy attached).

**8. Statutory Conditions**

The following statutory conditions apply (Section 8 of the Act):

**9. Obligation of the Landlord**

- a. The Landlord shall maintain the premises in a good state of repair and fit for habitation during the tenancy and shall comply with all laws respecting health, safety or housing.
- b. Paragraph (a) applies regardless of whether, when the Landlord and Tenant entered into the Rental Agreement, the Tenant had knowledge of a state of non-repair, unfitness for habitation or contravention of a law respecting health, safety or housing in the premises.

**10. Obligation of the Tenant**

The Tenant shall keep the premises clean, and shall repair damage caused by a wilful or negligent act of the tenant or of a person whom the tenant permits on the premises.

**iii. Mitigation on Abandonment**

Where the Tenant abandons the premises, the Landlord shall mitigate damages that may be caused by the abandonment to the extent that a party to a contract is required by law to mitigate damages.

**iv. Entry of Premises**

Except in the case of an emergency, the Landlord shall not enter the premises without the consent of the tenant unless

- a. notice of termination of the Rental Agreement has been given and the entry is at a reasonable time for the purpose of exhibiting the premises to a prospective tenant or purchaser and a reasonable effort has been made to give the Tenant at least four hours' notice;

- b. the entry is made at a reasonable time and written notice of the time of entry has been given to the Tenant at least 24 hours in advance of the entry; or
- c. the tenant has abandoned the Premises under section 27 of the Act.

**v. Entry Doors**

Except by mutual consent, neither the Landlord nor the Tenant shall, during the use or occupancy of the Premises by the tenant, alter a lock or locking system on a door that gives entry to the Premises.

**vi. Peaceful Enjoyment**

- a. The Tenant shall not unreasonably interfere with the rights of a Landlord or other tenants in the Premises, a common area or the property of which they form a part.
- b. The Landlord shall not unreasonably interfere with the Tenant's peaceful enjoyment of the Premises, a common area or the property of which they form a part.

**vii. Disconnection of Services**

- a. The Landlord or Tenant shall not, without the written consent of the other party to the Rental Agreement, disconnect or cause to be disconnected, heat, water or electric power services being provided to the Premises.
- b. Where the Landlord and Tenant enter into a written rental agreement, the conditions set out in subsection (1) shall be reproduced in the agreement without variation or modification.

**9. Use**

The Tenant shall use the Premises for residential purposes only and will not carry on, or permit to be carried on in the Premises, any trade or business without the written consent of the Landlord.

**10. Reasonable Rules and Regulations**

The Tenant promises to comply with any rules concerning the Tenant's use or occupancy of the Premises or building or use of services and facilities provided by the Landlord provided that the rules are in writing, are reasonable in all circumstances and the Tenant is given a copy of the rules at the time of entering into the Rental Agreement and is given a copy of any amendments.

The Landlord shall advise the Tenant in writing of any change of ownership of the Premises in accordance with Section 5 of the Act.

**11. Binding Effect and Interpretation**

This Rental Agreement is for the benefit of the Landlord and the Tenant and is binding on the Tenant, the tenant's heirs, executors, administrators, and assigns the Landlord and the Landlord's heirs, executors, administrators, assigns, and successors in title. This Rental

Agreement is to be interpreted and executed with direct reference to the Residential Tenancies Act and in conjunction with any Landlord's rules and regulations as may be attached hereto. Any term or condition of this Rental Agreement that contravenes any of the provisions of the Residential Tenancies Act is void and has no effect.

**12. Additional Obligations**

The tenant promises to comply with any obligations set out below:

<b>No smoking</b>
<b>No pets</b>

**13. Signing of Rental Agreement**

**LANDLORD**

s. 40(1)

[Redacted signature]

Witness

[Redacted signature]

Landlord

s. 40(1)

Witness

Landlord

**MEMORIAL UNIVERSITY OF NEWFOUNDLAND**

s. 40(1)

[Redacted signature]

Witness

[Redacted signature]

Chair, Board of Regents

s. 40(1)

s. 40(1)

[Redacted signature]

Witness

[Redacted signature]

Bursar

s. 40(1)

**Residential Rental Agreement  
Living Accommodations for  
Memorial University of Newfoundland**

**1. Parties**

The Rental Agreement is made in duplicate between:

<b>Name (Landlord)</b>	Jason Rideout	
<b>Address</b>	[Redacted]	s. 40(1)
<b>Telephone(s)</b>	[Redacted]	
<b>AND</b>		
<b>Tenant</b>	Memorial University of Newfoundland PO Box 4200 St. John's, NL A1C 5S7 Attention: Vice-President (Administration & Finance)	

**2. Premises**

The Landlord will rent to the Tenant and the Tenant will rent from the Landlord the following residential premises:

Street Name and Number: [Redacted] s. 37(1) (a)  
 City/Town: Twillingate, NL  
 Postal Code: [Redacted] s. 37(1) (a)

**3. Act**

The "Act" as referenced in this agreement, shall mean the "Residential Tenancies Act" and the Parties agree that the Act applies to this Rental Agreement.

**4. Term**

This agreement is to begin on the 1<sup>st</sup> day of June, 2022, and end on the 31<sup>st</sup> day of May, 2023.

**Holding Over**

If upon the expiration of the initial Term or any subsequent renewal or extension thereof the Tenant continues to occupy the Premises without further written agreement, the Tenant will then occupy the premises on a month to month tenancy under the same terms and conditions of this Rental Agreement. The month to month tenancy may be terminated by either party with one month's written notice of termination.

**5. Rent**

The Tenant will pay rent at the following rate: \$1300.00 per month. The first payment of rent is due on the 1<sup>st</sup> day of June 2022 and thereafter on the 1<sup>st</sup> day of each month. As this is a Rental Agreement of a fixed term, rent may not be increased during the fixed term.

Unless otherwise agreed upon, the Tenant shall ensure all rental payments are sent or delivered to the Landlord.

As per tender document TFM-011-22 (copy attached), the University's option to renew is for a one-year period, under the same terms and conditions, including the rental rate.

**6. Services and Facilities**

The rent mentioned above includes provision of the services and facilities specified in the tender documents TFM-011-22 (copy attached). The tender documents TFM-011-22 are incorporated by reference and form part of this Rental Agreement.

**7. Notice to Termination**

Notice to terminate the rental agreement shall be given as per Tender TFM-011-22 (copy attached).

**8. Statutory Conditions**

The following statutory conditions apply (Section 8 of the Act):

**i. Obligation of the Landlord**

- a. The Landlord shall maintain the premises in a good state of repair and fit for habitation during the tenancy and shall comply with all laws respecting health, safety or housing.
- b. Paragraph (a) applies regardless of whether, when the Landlord and Tenant entered into the Rental Agreement, the Tenant had knowledge of a state of non-repair, unfitness for habitation or contravention of a law respecting health, safety or housing in the premises.

**ii. Obligation of the Tenant**

The Tenant shall keep the premises clean, and shall repair damage caused by a wilful or negligent act of the tenant or of a person whom the tenant permits on the premises.

**iii. Mitigation on Abandonment**

Where the Tenant abandons the premises, the Landlord shall mitigate damages that may be caused by the abandonment to the extent that a party to a contract is required by law to mitigate damages.

**iv. Entry of Premises**

Except in the case of an emergency, the Landlord shall not enter the premises without the consent of the tenant unless

- a. notice of termination of the Rental Agreement has been given and the entry is at a reasonable time for the purpose of exhibiting the premises to a prospective tenant or purchaser and a reasonable effort has been made to give the Tenant at least four hours' notice;

- b. the entry is made at a reasonable time and written notice of the time of entry has been given to the Tenant at least 24 hours in advance of the entry; or
- c. the tenant has abandoned the Premises under section 27 of the Act.

**v. Entry Doors**

Except by mutual consent, neither the Landlord nor the Tenant shall, during the use or occupancy of the Premises by the tenant, alter a lock or locking system on a door that gives entry to the Premises.

**vi. Peaceful Enjoyment**

- a. The Tenant shall not unreasonably interfere with the rights of a Landlord or other tenants in the Premises, a common area or the property of which they form a part.
- b. The Landlord shall not unreasonably interfere with the Tenant's peaceful enjoyment of the Premises, a common area or the property of which they form a part.

**vii. Disconnection of Services**

- a. The Landlord or Tenant shall not, without the written consent of the other party to the Rental Agreement, disconnect or cause to be disconnected, heat, water or electric power services being provided to the Premises.
- b. Where the Landlord and Tenant enter into a written rental agreement, the conditions set out in subsection (1) shall be reproduced in the agreement without variation or modification.

**9. Use**

The Tenant shall use the Premises for residential purposes only and will not carry on, or permit to be carried on in the Premises, any trade or business without the written consent of the Landlord.

**10. Reasonable Rules and Regulations**

The Tenant promises to comply with any rules concerning the Tenant's use or occupancy of the Premises or building or use of services and facilities provided by the Landlord provided that the rules are in writing, are reasonable in all circumstances and the Tenant is given a copy of the rules at the time of entering into the Rental Agreement and is given a copy of any amendments.

The Landlord shall advise the Tenant in writing of any change of ownership of the Premises in accordance with Section 5 of the Act.

**11. Binding Effect and Interpretation**

This Rental Agreement is for the benefit of the Landlord and the Tenant and is binding on the Tenant, the tenant's heirs, executors, administrators, and assigns the Landlord and the Landlord's heirs, executors, administrators, assigns, and successors in title. This Rental

Agreement is to be interpreted and executed with direct reference to the Residential Tenancies Act and in conjunction with any Landlord's rules and regulations as may be attached hereto. Any term or condition of this Rental Agreement that contravenes any of the provisions of the Residential Tenancies Act is void and has no effect.

**12. Additional Obligations**

The tenant promises to comply with any obligations set out below:

<b>No smoking</b>
<b>No pets</b>

**13. Signing of Rental Agreement**

**LANDLORD**

s. 40(1)

[Redacted Signature]

Witness

[Redacted Signature]

Landlord

s. 40(1)

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Landlord

**MEMORIAL UNIVERSITY OF NEWFOUNDLAND**

s. 40(1)

[Redacted Signature]

Witness

[Redacted Signature]

Chair, Board of Regents

s. 40(1)

s. 40(1)

[Redacted Signature]

Witness

[Redacted Signature]

Bursar

s. 40(1)

### LEASE EXTENSION

This agreement made in St. John's in the Province of Newfoundland this 6 day of June, 2023.

**BETWEEN:** Jason Rideout

**AND:** Memorial University of Newfoundland

In accordance with Clause 5, of the original lease, between landlord and Memorial University of Newfoundland, the above parties have agreed to extend the lease for space located at [redacted] Twillingate, NL, occupied by the Faculty of Medicine, for a further one-year period from June 1, 2023 to May 31, 2024, under the same terms and conditions. s. 37(1) (a)

s. 40(1)

[redacted]  
Witness

[redacted]  
Chairperson of the Board of Regents

s. 40(1)

[redacted]  
Bursar

s. 40(1)

s. 40(1)

[redacted]  
Witness

[redacted]  
Lessor

s. 40(1)

\_\_\_\_\_  
Lessor

**Residential Rental Agreement  
Living Accommodations for  
Memorial University of Newfoundland**

**1. Parties**

The Rental Agreement is made in duplicate between:

<b>Name (Landlord)</b>	Ed Balsom
<b>Address</b>	[REDACTED] s. 40(1)
<b>Telephone(s)</b>	[REDACTED]
<b>AND</b>	
<b>Tenant</b>	Memorial University of Newfoundland PO Box 4200 St. John's, NL A1C 5S7 Attention: Vice-President (Administration & Finance)

**2. Premises**

The Landlord will rent to the Tenant and the Tenant will rent from the Landlord the following residential premises:

Street Name and Number: [REDACTED] and s. 37(1) (a)  
City/Town: Clarenville, NL  
Postal Code: [REDACTED] s. 37(1) (a)

**3. Act**

The "Act" as referenced in this agreement, shall mean the "Residential Tenancies Act" and the Parties agree that the Act applies to this Rental Agreement.

**4. Term**

This agreement is to begin on the 1<sup>st</sup> day of October, 2022, and end on the 30<sup>th</sup> day of September, 2023.

**Holding Over**

If upon the expiration of the initial Term or any subsequent renewal or extension thereof the Tenant continues to occupy the Premises without further written agreement, the Tenant will then occupy the premises on a month to month tenancy under the same terms and conditions of this Rental Agreement. The month to month tenancy may be terminated by either party with one month's written notice of termination.

**5. Rent**

The Tenant will pay rent at the following rate: \$1150.00 per month. The first payment of rent is due on the 1<sup>st</sup> day of October, 2022 and thereafter on the 1<sup>st</sup> day of each month. As this is a Rental Agreement of a fixed term, rent may not be increased during the fixed term.

Unless otherwise agreed upon, the Tenant shall ensure all rental payments are sent or delivered to the Landlord.

As per tender document RFP-081-22 the University's option to renew is for a one-year period, under the same terms and conditions, including the rental rate.

**6. Services and Facilities**

The rent mentioned above includes provision of the services and facilities specified in the tender documents RFP-081-22. The tender documents RFP-081-22 are incorporated by reference and form part of this Rental Agreement.

**7. Notice to Termination**

Notice to terminate the rental agreement shall be given as per Tender RFP-081-22

**8. Statutory Conditions**

The following statutory conditions apply (Section 8 of the Act):

**i. Obligation of the Landlord**

- a. The Landlord shall maintain the premises in a good state of repair and fit for habitation during the tenancy and shall comply with all laws respecting health, safety or housing.
- b. Paragraph (a) applies regardless of whether, when the Landlord and Tenant entered into the Rental Agreement, the Tenant had knowledge of a state of non-repair, unfitness for habitation or contravention of a law respecting health, safety or housing in the premises.

**ii. Obligation of the Tenant**

The Tenant shall keep the premises clean, and shall repair damage caused by a wilful or negligent act of the tenant or of a person whom the tenant permits on the premises.

**iii. Mitigation on Abandonment**

Where the Tenant abandons the premises, the Landlord shall mitigate damages that may be caused by the abandonment to the extent that a party to a contract is required by law to mitigate damages.

**iv. Entry of Premises**

Except in the case of an emergency, the Landlord shall not enter the premises without the consent of the tenant unless

- a. notice of termination of the Rental Agreement has been given and the entry is at a reasonable time for the purpose of exhibiting the premises to a prospective tenant or purchaser and a reasonable effort has been made to give the Tenant at least four hours' notice;
- b. the entry is made at a reasonable time and written notice of the time of entry has been given to the Tenant at least 24 hours in advance of the entry; or
- c. the tenant has abandoned the Premises under section 27 of the Act.

**v. Entry Doors**

Except by mutual consent, neither the Landlord nor the Tenant shall, during the use or occupancy of the Premises by the tenant, alter a lock or locking system on a door that gives entry to the Premises.

**vi. Peaceful Enjoyment**

- a. The Tenant shall not unreasonably interfere with the rights of a Landlord or other tenants in the Premises, a common area or the property of which they form a part.
- b. The Landlord shall not unreasonably interfere with the Tenant's peaceful enjoyment of the Premises, a common area or the property of which they form a part.

**vii. Disconnection of Services**

- a. The Landlord or Tenant shall not, without the written consent of the other party to the Rental Agreement, disconnect or cause to be disconnected, heat, water or electric power services being provided to the Premises.
- b. Where the Landlord and Tenant enter into a written rental agreement, the conditions set out in subsection (1) shall be reproduced in the agreement without variation or modification.

**9. Use**

The Tenant shall use the Premises for residential purposes only and will not carry on, or permit to be carried on in the Premises, any trade or business without the written consent of the Landlord.

**10. Reasonable Rules and Regulations**

The Tenant promises to comply with any rules concerning the Tenant's use or occupancy of the Premises or building or use of services and facilities provided by the Landlord provided that the rules are in writing, are reasonable in all circumstances and the Tenant is given a copy of the rules at the time of entering into the Rental Agreement and is given a copy of any amendments.

The Landlord shall advise the Tenant in writing of any change of ownership of the Premises in accordance with Section 5 of the Act.

**11. Binding Effect and Interpretation**

This Rental Agreement is for the benefit of the Landlord and the Tenant and is binding on the Tenant, the tenant's heirs, executors, administrators, and assigns the Landlord and the Landlord's heirs, executors, administrators, assigns, and successors in title. This Rental Agreement is to be interpreted and executed with direct reference to the Residential Tenancies Act and in conjunction with any Landlord's rules and regulations as may be attached hereto. Any term or condition of this Rental Agreement that contravenes any of the provisions of the Residential Tenancies Act is void and has no effect.

**12. Additional Obligations**

The tenant promises to comply with any obligations set out below:

<b>No smoking</b>
<b>No pets</b>

**13. Signing of Rental Agreement**

s. 40(1)	<b>LANDLORD</b> [Redacted Signature]	[Redacted Signature]	s. 40(1)
	Witness	Landlord	
s. 40(1)	[Redacted Signature]	[Redacted Signature]	s. 40(1)
	Witness	Landlord	
	<b>MEMORIAL UNIVERSITY OF NEWFOUNDLAND</b>		
s. 40(1)	[Redacted Signature]	[Redacted Signature]	s. 40(1)
	Witness	Chair, Board of Regents	
s. 40(1)	[Redacted Signature]	[Redacted Signature]	s. 40(1)
	Witness	Bursar	

1

**Residential Rental Agreement  
Living Accommodations for  
Memorial University of Newfoundland**

**1. Parties**

The Rental Agreement is made in duplicate between:

<b>Name (Landlord)</b>	Michael Tucker	
<b>Address</b>	[Redacted]	s. 40(1)
<b>Telephone(s)</b>		
<b>AND</b>		
<b>Tenant</b>	Memorial University of Newfoundland PO Box 4200 St. John's, NL A1C 5S7 Attention: Vice-President (Administration & Finance)	

**2. Premises**

The Landlord will rent to the Tenant and the Tenant will rent from the Landlord the following residential premises:

Street Name and Number: [Redacted] s. 37(1) (a)  
 City/Town: Grand Falls-Windsor, NL  
 Postal Code: [Redacted] s. 37(1) (a)

**3. Act**

The "Act" as referenced in this agreement, shall mean the "Residential Tenancies Act" and the Parties agree that the Act applies to this Rental Agreement.

**4. Term**

This agreement is to begin on the 1<sup>st</sup> day of October, 2022, and end on the 30<sup>th</sup> day of September, 2023.

**Holding Over**

If upon the expiration of the initial Term or any subsequent renewal or extension thereof the Tenant continues to occupy the Premises without further written agreement, the Tenant will then occupy the premises on a month to month tenancy under the same terms and conditions of this Rental Agreement. The month to month tenancy may be terminated by either party with one month's written notice of termination.

**5. Rent**

The Tenant will pay rent at the following rate: \$3501.75 per month. The first payment of rent is due on the 1<sup>st</sup> day of October, 2022 and thereafter on the 1<sup>st</sup> day of each month. As this is a Rental Agreement of a fixed term, rent may not be increased during the fixed term.

Unless otherwise agreed upon, the Tenant shall ensure all rental payments are sent or delivered to the Landlord.

As per tender document RFP-083-22, the University's option to renew is for a one-year period, under the same terms and conditions, including the rental rate.

**6. Services and Facilities**

The rent mentioned above includes provision of the services and facilities specified in the tender documents RFP-083-22. The tender documents RFP-083-22 are incorporated by reference and form part of this Rental Agreement.

**7. Notice to Termination**

Notice to terminate the rental agreement shall be given as per Tender RFP-083-22.

**8. Statutory Conditions**

The following statutory conditions apply (Section 8 of the Act):

**i. Obligation of the Landlord**

- a. The Landlord shall maintain the premises in a good state of repair and fit for habitation during the tenancy and shall comply with all laws respecting health, safety or housing.
- b. Paragraph (a) applies regardless of whether, when the Landlord and Tenant entered into the Rental Agreement, the Tenant had knowledge of a state of non-repair, unfitness for habitation or contravention of a law respecting health, safety or housing in the premises.

**ii. Obligation of the Tenant**

The Tenant shall keep the premises clean, and shall repair damage caused by a wilful or negligent act of the tenant or of a person whom the tenant permits on the premises.

**iii. Mitigation on Abandonment**

Where the Tenant abandons the premises, the Landlord shall mitigate damages that may be caused by the abandonment to the extent that a party to a contract is required by law to mitigate damages.

**iv. Entry of Premises**

Except in the case of an emergency, the Landlord shall not enter the premises without the consent of the tenant unless

- a. notice of termination of the Rental Agreement has been given and the entry is at a reasonable time for the purpose of exhibiting the premises to a prospective tenant or purchaser and a reasonable effort has been made to give the Tenant at least four hours' notice;
- b. the entry is made at a reasonable time and written notice of the time of entry has been given to the Tenant at least 24 hours in advance of the entry; or

c. the tenant has abandoned the Premises under section 27 of the Act.

**v. Entry Doors**

Except by mutual consent, neither the Landlord nor the Tenant shall, during the use or occupancy of the Premises by the tenant, alter a lock or locking system on a door that gives entry to the Premises.

**vi. Peaceful Enjoyment**

- a. The Tenant shall not unreasonably interfere with the rights of a Landlord or other tenants in the Premises, a common area or the property of which they form a part.
- b. The Landlord shall not unreasonably interfere with the Tenant's peaceful enjoyment of the Premises, a common area or the property of which they form a part.

**vii. Disconnection of Services**

- a. The Landlord or Tenant shall not, without the written consent of the other party to the Rental Agreement, disconnect or cause to be disconnected, heat, water or electric power services being provided to the Premises.
- b. Where the Landlord and Tenant enter into a written rental agreement, the conditions set out in subsection (1) shall be reproduced in the agreement without variation or modification.

**9. Use**

The Tenant shall use the Premises for residential purposes only and will not carry on, or permit to be carried on in the Premises, any trade or business without the written consent of the Landlord.

**10. Reasonable Rules and Regulations**

The Tenant promises to comply with any rules concerning the Tenant's use or occupancy of the Premises or building or use of services and facilities provided by the Landlord provided that the rules are in writing, are reasonable in all circumstances and the Tenant is given a copy of the rules at the time of entering into the Rental Agreement and is given a copy of any amendments.

The Landlord shall advise the Tenant in writing of any change of ownership of the Premises in accordance with Section 5 of the Act.

**11. Binding Effect and Interpretation**

This Rental Agreement is for the benefit of the Landlord and the Tenant and is binding on the Tenant, the tenant's heirs, executors, administrators, and assigns the Landlord and the Landlord's heirs, executors, administrators, assigns, and successors in title. This Rental Agreement is to be interpreted and executed with direct reference to the Residential Tenancies Act and in conjunction with any Landlord's rules and regulations as may be attached hereto.

Any term or condition of this Rental Agreement that contravenes any of the provisions of the Residential Tenancies Act is void and has no effect.

**12. Additional Obligations**

The tenant promises to comply with any obligations set out below:

<b>No smoking</b>
<b>No pets</b>

**13. Signing of Rental Agreement**

**LANDLORD**

s. 40(1)

[Redacted]  
Witness

[Redacted]  
Landlord

s. 40(1)

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Landlord

**MEMORIAL UNIVERSITY OF NEWFOUNDLAND**

s. 40(1)

[Redacted]  
Witness

[Redacted]  
Chair, Board of Regents

s. 40(1)

s. 40(1)

[Redacted]  
Witness

[Redacted]  
Bursar Vice-Pres. Dent (Administration and Finance)

s. 40(1)



**FACULTY OF MEDICINE**

**REQUEST FOR**

**PROPOSALS**

**FOR**

**LIVING**

**ACCOMMODATIONS,**

**GRAND FALLS - WINDSOR**

**Request for Proposal Number: RFP-083-22**

**Issued: July 19, 2022**

**Submission Deadline: Thursday, August 18, 2022  
@ 10:00 AM NDT**

Request for Proposal			
Title:	<b>LIVING ACCOMMODATIONS, GRAND FALLS - WINDSOR</b>		
Open Call #:	<b>RFP-083-22</b>	Issue Date:	<b>July 19, 2022</b>
Questions Deadline:	<b>72 hours prior to close time</b>	Closing Date and Time:	<b>Thursday, August 18, 2022 @ 10:00 AM NDT</b>
		Proposal Submission Format:	<b>opencalls@mun.ca</b>
		Opening Date & Time:	<b>Thursday, August 18, 2022 @ 10:30 AM NDT</b>
			Via Conference Line: <b>s. 31(1)(l)</b> (toll free)
			Access Code: [REDACTED]
			Attendee ID: Please Press Pound (#)
Proposals Irrevocable Period after Submission Deadline:			<b>90 days</b>
<b>Proposal Submission: Responses to this solicitation must be submitted by email to <a href="mailto:opencalls@mun.ca">opencalls@mun.ca</a>. Email subject line must read: <u>PROPOSAL SUBMISSION: RFP-083-22 LIVING ACCOMMODATIONS, GRAND FALLS – WINDSOR.</u></b>			
<b>Inquiries and Communication:</b>			
<b>Inquiries and communication:</b> Strategic Procurement Office, Financial and Administrative Services, Memorial University of Newfoundland, <a href="mailto:opencalls@mun.ca">opencalls@mun.ca</a> . Inquiries accepted only via email. No phone calls will be accepted.			
<b>Please reference <u>RFP-083-22 LIVING ACCOMMODATIONS, GRAND FALLS - WINDSOR</u> in subject line. Emails not containing this requirement information in the subject line will NOT be responded to.</b>			
<b>Proposals submitted by fax, mail, courier, drop off or by any other means of delivery other than by email stated above shall not be accepted.</b>			

## ABOUT MEMORIAL UNIVERSITY

As Newfoundland and Labrador's only university, Memorial has a special obligation to the people of this province. Established as a memorial to the Newfoundlanders who lost their lives on active service during the First and Second World Wars, Memorial University draws inspiration from these shattering sacrifices of the past as we help to build a better future for our province, our country and our world.

We are a multi-campus, multi-disciplinary, public university committed to excellence in teaching and learning, research and scholarship, and to public engagement and service. We strive to have national and global impact, while fulfilling our social mandate to provide access to university education for the people of the province and to contribute to the social, cultural, scientific and economic development of Newfoundland and Labrador and beyond.

The Memorial experience goes beyond academics; it invites a discovery of self, community and place. At Memorial, we celebrate our unique identity through the stories of our people – the work of scholars and educators, the ingenuity of students, the achievements of alumni – and the impact we collectively make in the province, the country and the world. Memorial is the natural place where people and ideas become.

Memorial University has more than 18,500 students and 3,600 faculty and staff spread across four campuses and nearly 100,000 alumni active throughout the world. From local endeavors to research projects of national importance, Memorial's impact is felt far and wide.

### ***Mission, Vision and Values***

#### **Vision**

Memorial University will be one of the most distinguished public universities in Canada and beyond, and will fulfill its special obligation to the people of Newfoundland and Labrador.

#### **Mission**

Memorial University is an inclusive community dedicated to innovation and excellence in teaching and learning, research, scholarship, creative activity, service and public engagement. Memorial welcomes and supports students and scholars from all over the world and contributes knowledge and expertise locally, nationally and internationally.

#### **Values**

*Excellence:* Encouraging and promoting excellence through innovation and creativity, rigor and pragmatism.

*Integrity:* Being honest and ethical in all interactions, maintaining the highest ethical standards in teaching, research, public engagement and service.

*Collegiality:* Engaging others with respect, openness and trust in pursuit of a common purpose, having regard for individuals, ideals and the institution as a whole.

*Inclusiveness and diversity:* Embracing and acting on responsibility to guarantee diversity and equity.

*Responsiveness:* Being receptive to individuals and communities.

*Accountability:* Accepting responsibility for achievement of common goals and objectives.

*Freedom and Discovery:* Supporting the freedom to pursue knowledge that is based on individual and collective intelligence, curiosity, ingenuity and creativity.

*Recognition:* Acknowledging, tangibly, all aspects of university enterprise including teaching and learning, research, scholarship, creative activity and public engagement.

*Responsibility to place:* Valuing and fulfilling the special obligation to the people of Newfoundland and Labrador by supporting and building capacity for excellence that:

- addresses needs and opportunities for Newfoundland and Labrador;
- engages the university community on matters of national and international significance;
- produces and delivers academic programs of national and international calibre; and,
- Recognizes the dynamic opportunities presented by a multi-campus institution.

*Responsibility to learners:* Recognizing students as a first priority and providing the environment and support to ensure their academic and personal success.

*Interdisciplinary collaboration:* Supporting overarching themes in all pursuits that cut across academic units and address significant opportunities and challenges for which Memorial is particularly well positioned to build nationally and internationally recognized capacity.

*Sustainability:* Acting in a manner that is environmentally, economically and socially sustainable in administration, academic and research programs.

Memorial's exceptional staff and students contribute to the vitality and positive environment of the university through active community engagement. Memorial University has always been a publicly engaged institution. Since the founding of the University in 1949, the work of many of Memorial's students, faculty and staff has emphasized the importance of strong, sustained partnerships with members of the public of Newfoundland and Labrador and beyond.

## **Faculty and Staff**

Memorial is one of the largest employers in the province, with approximately 3,600 faculty and staff. Memorial has been recognized as an Employer of Distinction by the Newfoundland and Labrador Employers' Council, which is reflective of its investment in comprehensive benefits, services such as childcare and recreation facilities, emphasis on work-life balance, and its vibrant work environment.

## **Governance and Administration**

The management, administration and control of the property, revenue, business and affairs of the University are vested in a Board of Regents. The Board is appointed under the *Memorial University Act* and is responsible for the management, administration, and control of the property, revenue, business and affairs of the university. Matters of an academic character are in general charge of the Senate of the University.

For more information on Memorial University of Newfoundland, please

visit: Memorial home page: <http://www.mun.ca/>

### **Land Acknowledgement**

We respectfully acknowledge the territory on which we gather as the ancestral homelands of the Beothuk, and the island of Newfoundland/ Ktaqmkuk as the ancestral homelands of the Mi'kmaq and Beothuk. We would also like to recognize the Inuit of Nunatsiavut and NunatuKavut and the Innu of Nitassinan, and their ancestors, as the original people of Labrador. We strive for respectful relationships with all the peoples of this province.

## PART 1 – SUBMISSION INSTRUCTIONS

### 1.1 Proposals to be Submitted on Time

Proposals must be submitted as set out above on or before the Submission Deadline. Proposals submitted after the Submission Deadline will be rejected. Onus and responsibility rests solely with the proponent to submit its Proposal to the email indicated in the Request for Proposal on or before the Submission Deadline. The Owner does not accept any responsibility for any proposals submitted by means other than the email listed above. Proponents making submissions near the deadline do so at their own risk due to server availability. The time for the closing will be determined according to the inbox time stamp on [opencalls@mun.ca](mailto:opencalls@mun.ca). Proposals received after the closing time based on this time stamp, will NOT be considered.

### 1.2 Proposals to be Submitted in Prescribed Format

Proponents should submit **One (1)** email submission as a single file in PDF format. **Please note: File size cannot exceed 15 MB. Otherwise server may reject proposal submission due to size. Proposals submitted by fax, mail, courier, drop off or by any other means of delivery other than by email stated above shall not be accepted.**

### 1.3 Amendment of Proposals

Proponents may amend their Proposals after they have been submitted if, and only if, the amendment is emailed prior to the Submission Deadline marked **PROPOSAL SUBMISSION AMENDMENT** followed by **RFP-083-22 LIVING ACCOMMODATIONS, GRAND FALLS - WINDSOR**. Proposal revisions, changes and alterations may be made only by completing a new proposal. Previous submissions will be cancelled and the submission with the most recent date and time will be considered the final proposal.

Email inquiries and requests for clarification shall be accepted up to **72 hours** prior to the closing time. Inquiries and requests for clarification received after this date shall not be addressed. The Strategic Procurement Office will be the only official source of information regarding this Open Call for Proposals and information from any other source shall be considered unofficial and may not be correct.

To ensure consistency and quality in the information provided to Proponents the Owner shall provide, by way of amendment to this request for proposals in the form of an addendum, any relevant information with respect to the Request for Proposal inquiries received in writing without revealing the source of those inquiries. Proponents are cautioned that it is their responsibility to ensure that they receive all information relevant to this Request for Proposal. The Owner shall not be responsible for Proponents who fail to inform themselves regarding the scope and nature of the work. The Owner shall publish all amendments on Memorial University's website at [https://www.mun.ca/finance/strategic\\_procurement/](https://www.mun.ca/finance/strategic_procurement/) or current service providers: MERX: [www.merx.com](http://www.merx.com), Bids: [www.bids.ca](http://www.bids.ca) and PODS: [www.pods.net](http://www.pods.net). Proponents should check on a regular basis for Request for Proposal updates. Proponents are solely responsible for ensuring they are aware of and have complied with all amendments by proposal submission closing time. **In the event there is discrepancy between the service providers, MERX, Bids, and PODS and the [https://www.mun.ca/finance/strategic\\_procurement/](https://www.mun.ca/finance/strategic_procurement/) website, the official website is [https://www.mun.ca/finance/strategic\\_procurement](https://www.mun.ca/finance/strategic_procurement).** Proponents are welcome to register their email address through [opencalls@mun.ca](mailto:opencalls@mun.ca) to receive addendum notifications from Open Calls as a matter of courtesy. This does not relieve any Proponent of their responsibility to ensure all addenda has been received.

#### 1.4 Withdrawal of Proposals

Proponents may withdraw their Proposals prior to the Submission Deadline. To withdraw a Proposal, a notice of withdrawal must be sent to the [opencalls@mun.ca](mailto:opencalls@mun.ca) prior to the Submission Deadline and must be signed by an authorized representative of the Proponents. The Owner is under no obligation to return withdrawn Proposals.

#### 1.5 Proposals Irrevocable after Submission Deadline

Proposals shall be irrevocable for a period of **90** days running from the moment that the Submission Deadline passes.

#### 1.6 Delivery

Delivery of all materials and services must be DAP (delivered at place) or DDP (delivered duty paid (all locations) and local environs).

#### 1.7 Signature

Memorial University, in consideration of section 11 of the Electronic Commerce Act, confirms its acceptance of electronic signatures, or other acceptable form of electronic consent, in satisfaction of the signature requirement for proposal submissions. The electronic form of signature or consent must be directly related to the relevant proposal submission at issue and must be reliable, in a manner as determined by Memorial University, for the purpose of identifying the person submitting the proposal response. By submitting a proposal under this process, the proponent confirms that the signatory has the appropriate and proper authority to bind the proponent to its submission, a confirmation upon which Memorial University relies in the processing of the proposal submission. **Proponents must complete Appendix B – Submission Form. Proposals received without Appendix B completed will be deemed non-compliant.**

#### 1.8 Closure

In the event that the University is closed earlier than normally expected prior to a scheduled Request for Proposal closing for that day, or for the full day, the closing date for those Request for Proposal will be extended to the next business day for the University at the same time as listed originally.

#### 1.9 Corporations Act

The Corporations Act of Newfoundland and Labrador requires that an extra-provincial company be registered before it begins or carries on business in the Province. If your company is not registered, please apply for the appropriate forms and procedures to:

Commercial Registrations Division  
 Department of Government Services  
 PO Box 8700  
 St John's, NL Canada A1B 4J6  
 Phone: 709-729-3317, Fax: 709-729-0232

Website: [http://www.gs.gov.nl.ca/registries/companies/corp\\_art\\_inc.html](http://www.gs.gov.nl.ca/registries/companies/corp_art_inc.html)

[End of Part 1]

## **PART 2 – EVALUATION AND AWARD**

### **2.1 Stages of Evaluation**

The Owner will conduct the evaluation of Proposals in the following stages:

### **2.2 Stage I – Mandatory Submission Requirements**

Stage I will consist of a review to determine which Proposals comply with all of the mandatory submission requirements. Proposals that do not comply with all of the mandatory submission requirements as of the Submission Deadline will, subject to the express and implied rights of the Owner, be disqualified and not evaluated further. The submission form (**Appendix B**) must be completed. Submission without **Appendix B** completed will be disqualified.

### **2.3 No Amendment to Forms**

Other than inserting the information requested on the mandatory submission forms set out in the Request for Proposal, a Proponent may not make any changes to any of the forms. Any Proposal containing any such changes, whether on the face of the form or elsewhere in the Proposal shall be disqualified.

**Stage II will consist of the following:**

### **2.4 Mandatory Technical Requirements**

The Owner will review the proposals to determine whether the mandatory technical requirements as set out in **Appendix A** been met. Proposals that do not comply with all of the mandatory technical requirements will, subject to the express and implied rights of the Owner, be disqualified and not evaluated further.

### **2.5 Rated Criteria**

The Owner will evaluate each qualified proposal on the basis of the rated criteria set out in **Appendix C**.

### **2.6 Selection of Proponent**

After the completion of Stage II proponents will be ranked based on their total scores, all scores from will be added together and proponents will be ranked based on their total scores. Subject to the reserved rights of the Owner, the top-ranked proponent may be selected to enter into the Agreement in accordance with the following section.

Provincial suppliers, suppliers with a place of business in Newfoundland and Labrador, will be given provincial supplier preference provision. This mandates an allowance of ten percent for provincial suppliers for all procurement below trade agreement thresholds.

Please note, the supplier preference does not apply when the estimated value of the commodity is above the trade agreement threshold shown below.

Public Body	Thresholds			
	Goods	Services	Public Works	Lease of Space
Memorial University	\$105,700	\$105,700	\$264,200	\$100,000

## 2.7 Notification

Notice of selection by the Owner to the preferred supplier(s) shall be in writing.

## 2.8 Failure to Enter into Agreement

If a preferred supplier fails to satisfy the pre-conditions of award within fifteen (15) days of notice of selection, the Owner may, without incurring any liability, proceed with the selection of another proponent and pursue all remedies available to the Owner.

## 2.9 Payment Terms

The University's standard payment terms are net 30 days after delivery of goods, or net 15 days after successful completion of installation as applicable. In the case of services, payment terms are also net 30 days after successful completion of the service. These terms shall also apply in the case of sub-contracted items. Prepayments will not be considered unless the supplier provides an irrevocable standby letter of credit, or the supplier provides a credit reference from its banker satisfactory to the Director of Financial and Administrative Services.

[End of Part 2]

## **PART 3 – TERMS AND CONDITIONS OF THE OPEN CALL PROCESS**

### **3.1 Incorporated into Proposal**

All of the provisions of this Request for Proposal are deemed to be accepted by each Proponent and incorporated into each Proponents' Proposal. A Proponent who submits conditions, options, variations or contingent statements to the terms as set out in this Request for Proposal, either as part of its Proposal or after receiving notice of selection, unless otherwise indicated, may be disqualified. If a Proponent is not disqualified despite such changes or qualifications, the provisions of this Request for Proposal, including any agreement set out in will prevail over any such changes or qualifications in the Proposal.

### **3.2 Proponents to Follow Instructions**

Proponents should structure their Proposals in accordance with the instructions in this Request for Proposal. Where information is requested in this Request for Proposal, any response made in a Proposal should reference the applicable section numbers of this Request for Proposal.

### **3.3 Proposals in English**

All Proposals are to be in English only.

### **3.4 No Incorporation by Reference**

The entire content of the Proponent's Proposal should be submitted in a fixed form, and the content of websites or other external documents referred to in the proponent's Proposal but not attached will not be considered to form part of its Proposal.

### **3.5 References and Past Performance**

In the evaluation process, the Owner may include information provided by the Proponents references and may also consider the Proponents past performance or conduct on previous contracts with the Owner or other institutions.

### **3.6 Information in Request for Proposal Only an Estimate**

The Owner and its advisers make no representation, warranty or guarantee as to the accuracy of the information contained in this Request for Proposal or issued by way of addenda. Any quantities shown or data contained in this Request for Proposal or provided by way of addenda are estimates only, and are for the sole purpose of indicating to Proponents the general scale and scope of the Deliverables. It is the Proponents' responsibility to obtain all the information necessary to prepare a Proposal in response to this Request for Proposal.

### **3.7 Proponents to Bear Their Own Costs**

The Proponent will bear all costs associated with or incurred in the preparation and presentation of its Proposal, including, if applicable, costs incurred for interviews or demonstrations.

### **3.8 Proposal to be Retained by the Owner**

The Owner will not return the Proposal or any accompanying documentation submitted by a Proponent.

### **3.9 Trade Agreements**

Proponents should note that procurements falling within the scope of the Canadian Free Trade Agreement and/or the Canada-European Union Comprehensive Economic Trade Agreement are subject to those trade agreements but that the rights and obligations of the parties will be governed by the specific terms of this Request for Proposal.

### **3.10 No Guarantee of Volume of Work or Exclusivity of Contract**

The Owner makes no guarantee of the value or volume of work to be assigned to the successful Proponent.

### **3.11 Proponent to Review Request for Proposal**

Proponents shall promptly examine all of the documents comprising this Request for Proposal, and

- (a) shall report any errors, omissions or ambiguities; and
- (b) may direct questions or seek additional information

in writing by email to the Request for Proposal contact on or before the Deadline for Questions. All questions or comments submitted by Proponents by email to the Contact shall be deemed to be received once the email has entered into the contact's email inbox. No such communications are to be directed to anyone other than the Request for Proposal Contact, and the Owner shall not be responsible for any information provided by or obtained from any source other than the Request for Proposal Contact. The Owner is under no obligation to provide additional information. It is the responsibility of the Proponent to seek clarification from the Request for Proposal Contact on any matter it considers to be unclear. The Owner shall not be responsible for any misunderstanding on the part of the Proponents concerning this Request for Proposal or its process.

### **3.12 All New Information to Proponents by Way of Addenda**

This Request for Proposal may be amended only by addendum in accordance with this section. If the Owner, for any reason, determines that it is necessary to provide additional information relating to this Request for Proposal, such information will be communicated to all Proponents by addenda. Each addendum forms an integral part of this Request for Proposal and may contain important information, including significant changes. Proponents are responsible for obtaining all addenda issued by the Owner. In the Submission Form (**Appendix B**), Proponents shall confirm their receipt of all addenda by setting out the number of each addendum in the space provided. Proponents who fail to acknowledge all posted addenda will be deemed non-compliant and disqualified.

### **3.13 Addenda and Extension of Submission Deadline**

Any addendum added within four (4) calendar days of the Request for Proposals closing

(Including on closing day) will extend closing by a reasonable period to be determined by Memorial University

### **3.14 Verify, Clarify and Supplement**

When evaluating Proposals, the Owner may request further information from the Proponent or third parties in order to verify, clarify or supplement the information provided in the Proponent's Proposal. The response received by the Owner shall, if accepted by the Owner, form an integral part of the Proponent's Proposal.

### **3.15 Notification to Other Proponents**

In accordance with section 30 of the *Public Procurement Regulations*, once the Agreement is awarded by the Owner, the outcome of the Request for Proposal will be publicly posted at Public Procurement Agency Website.

### **3.16 Debriefing**

Unsuccessful Proponents may request a debriefing within ten (10) business days after the award has been posted. The request must be sent in writing to the Request for Proposal Contact. The intent of the debriefing information session is to aid the Proponent in presenting a better Proposal in subsequent procurement opportunities. The debriefing process is not for the purpose of providing an opportunity to challenge the procurement process or its outcome.

### **3.17 Supplier Complaint Process**

If a Proponent wishes to register a complaint with respect to the Request for Proposal process, it should provide it in writing and within the parameters established by section 25 of the *Public Procurement Regulations*, as amended. The notice must provide a detailed explanation of the Proponent's concerns with the procurement process or its outcome, in addition to such other information as may be required by the *Regulations*. Proponents should note that these complaint procedures are separate and distinct from any dispute resolution processes that may be provided for under applicable trade agreements. If a Proponent wishes to dispute a matter under an applicable trade agreement, the Proponent must follow the process set out in the trade agreement.

### **3.18 Conflict of Interest**

The Owner may disqualify a Proponent for any conduct, situation or circumstances, determined by the Owner, in its sole and absolute discretion, to constitute a conflict of interest.

The Owner reserves the right to disqualify any Proponent that in the Owner's sole opinion has an actual or potential conflict of interest or an unfair advantage, or may permit the Proponent to continue and impose such terms and conditions, as the Owner in its sole discretion may require.

For the purposes of this Request for Proposal, the term "Conflict of Interest" includes, but is not limited to, any situation or circumstance where in relation to the Request for Proposal process, the Proponent has an unfair advantage or engages in conduct, directly or indirectly, that may give it an unfair advantage, including but not limited to: (i) having, or having access to, confidential information of the Owner in the preparation of its Proposal that is not available to other Proponents, (ii) communicating with any person with a view to influencing preferred treatment in the Request for Proposal process (including but not limited to the lobbying of decision makers involved in the Request for Proposal process), or (iii) engaging in conduct that compromises, or

could be seen to compromise the integrity of the open and competitive Request for Proposal process or render that process non-competitive or unfair.

Proponents are required to disclose, to the Request for Proposal Contact, any potential or perceived conflict of interest issues prior to Request for Proposal closing date and time.

### **3.19 Disqualification for Prohibited Conduct**

The Owner may disqualify a Proponent, rescind a notification of selection or terminate a contract subsequently entered into if the Owner determines that the Proponent has engaged in any conduct prohibited by this Request for Proposal.

### **3.20 Proponents Not to Communicate with Media**

Proponents must not at any time directly or indirectly communicate with the media in relation to this Request for Proposal or any agreement entered into pursuant to this Request for Proposal without first obtaining the written permission of the Request for Proposal Contact.

### **3.21 No Lobbying**

Proponents must not, in relation to this Request for Proposal or the evaluation and selection process, engage directly or indirectly in any form of political or other lobbying whatsoever to influence the selection of the successful Proponent(s).

### **3.22 Illegal or Unethical Conduct**

Proponents must not engage in any illegal business practices, including activities such as Proposal-rigging, price-fixing, bribery, fraud, coercion or collusion must not engage in any unethical conduct, including lobbying, as described above, or other inappropriate communications; offering gifts to any employees, officers, agents, elected or appointed officials or other representatives of the Owner; deceitfulness; submitting Proposals containing misrepresentations or other misleading or inaccurate information; or any other conduct that compromises or may be seen to compromise the competitive process provided for in this Request for Proposal.

### **3.23 Past Performance or Past Conduct**

The Owner may prohibit a supplier from participating in a procurement process based on past performance or based on inappropriate conduct in a prior procurement process, including but not limited to the following:

- (a) illegal or unethical conduct as described above;
- (b) the refusal of the supplier to honour submitted pricing or other commitments; or
- (c) any conduct, situation or circumstance determined by the Owner, in its sole and absolute discretion, to have constituted a Conflict of Interest.

In addition, the Owner may suspend the proposal privileges of a supplier in regard to non-compliant or substandard performance in accordance with section 26 of the *Public Procurement Regulations*.

### 3.24 Confidential Information of the Owner

All information provided by or obtained from the Owner in any form in connection with this Request for Proposal either before or after the issuance of this Request for Proposal:

- (a) is the sole property of the Owner and must be treated as confidential;
- (b) is not to be used for any purpose other than replying to this Request for Proposal and the performance of the Agreement;
- (c) must not be disclosed without prior written authorization from the Owner; and
- (d) must be returned by the Proponent to the Owner immediately upon the request of the Owner.

### 3.25 Confidential Information of Proponents

This procurement process is subject to the *Access to Information and Protection of Privacy Act, 2015 (ATIPPA, 2015)*. A Proponent must identify any information in its Proposal or any accompanying documentation supplied in confidence for which confidentiality is requested to be maintained by the Owner. The confidentiality of such information will be maintained by the Owner, except as otherwise required by law or by order of a court or tribunal. Proponents are advised that their Proposal will, as necessary, be disclosed, on a confidential basis, to advisers retained by the Owner to advise or assist with the Request for Proposal process, including the evaluation of Proposals.

The Proponent agrees that any specific information in its submission that may qualify for an exemption from disclosure under subsection 39(1) of the *ATIPPA, 2015* has been identified in its submission. If no specific information has been identified it is assumed that, in the opinion of the Proponent, there is no specific information that qualifies for an exemption under the subsection 39(1) of the *ATIPPA, 2015*.

Contracting with the Owner is a public process. Information provided through this process will be disclosed when requested under the *ATIPPA, 2015*, except where disclosure of that information is harmful to the business' interests, as set out in the three-part test in the *ATIPPA, 2015*.

Information, including the financial value of a contract resulting from this procurement process, will be publicly released as part of the award notification process, in accordance with section 30 of the *Public Procurement Regulations*.

If a Proponent has any questions about the collection and use of personal information pursuant to this Request for Proposal, questions are to be submitted to the Request for Proposal Contact. Further information relating to subsection 39(1) of the *ATIPPA, 2015* is provided in guidance documents available through the Office of the Information and Privacy Commissioner at <https://oipc.nl.ca/guidance/documents>.

### 3.26 Reserved Rights of the Owner

The Owner reserves the right to:

- (a) make public the names of any or all Proponents as well as Proposal price and value of contract;

- (b) make changes, including substantial changes, to this Request for Proposal provided that those changes are issued by way of addendum in the manner set out in this Request for Proposal;
- (c) request written clarification or the submission of supplementary written information in relation to the clarification request from any Proponent and incorporate a Proponent's response to that request for clarification into the Proponent's Proposal. This shall not be an opportunity for Proposal repair;
- (d) assess a Proponent's Proposal on the basis of: (i) a financial analysis determining the actual cost of the Proposal when considering factors including quality, service, price and transition costs arising from the replacement of existing goods, services, practices, methodologies and infrastructure (howsoever originally established); and (ii) in addition to any other evaluation criteria or considerations set out in this Request for Proposal, consider any other relevant information that arises during this Request for Proposal process;
- (e) waive formalities and accept Proposals that substantially comply with the requirements of this Request for Proposal;
- (f) verify with any Proponent or with a third party any information set out in a Proposal;
- (g) check references other than those provided by any Proponent;
- (h) disqualify a Proponent, rescind a notice of selection or terminate a contract subsequently entered into if the Proponent has engaged in any conduct that breaches the process rules or otherwise compromises or may be seen to compromise the competitive process;
- (i) cancel this Request for Proposal process at any stage;
- (j) cancel this Request for Proposal process at any stage and issue a new Request for Proposal for the same or similar deliverables;
- (k) accept any Proposal in whole or in part; or
- (l) reject any or all Proposals;

and these reserved rights are in addition to any other express rights or any other rights that may be implied in the circumstances.

### **3.27 Limitation of Liability**

By submitting a Proposal, each Proponent agrees that:

- (a) neither the Owner nor any of its employees, officers, agents, elected or appointed officials, advisors or representatives will be liable, under any circumstances, for any claim arising out of this Request for Proposal process including but not limited to costs of preparation of the Proposal, loss of profits, loss of opportunity or for any other claim; and
- (b) the Proponent waives any right to or claim for any compensation of any kind whatsoever, including claims for costs of preparation of the Proposal, loss of profit or loss of opportunity by reason of the Owner's decision not to accept the Proposal submitted by the Proponent,

to enter into an agreement with any other Proponent or to cancel this open call process, and the Proponent shall be deemed to have agreed to waive such right or claim.

### **3.28 Governing Law and Interpretation**

These Terms and Conditions of the Request for Proposal Process (Part 3):

- (a) are intended to be interpreted broadly and independently (with no particular provision intended to limit the scope of any other provision);
- (b) are non-exhaustive and shall not be construed as intending to limit the pre-existing rights of the Owner; and
- (c) are to be governed by and construed in accordance with the laws of the Province of Newfoundland & Labrador and the federal laws of Canada applicable therein.

### **3.29 Facility Compliance Requirement**

- (a) Equipment, power tools, instruments and appliances intended for use within Memorial University's facilities must comply with all regulatory requirements related to use and/or installation in University facilities. This includes but is not limited to certification/listing by recognized agencies, Pressure Vessel Act of Newfoundland and Labrador and similar.
- (b) Items provided related to this open call that receive power from the University's electrical system must be certified or listed for use within Canada by a recognized agency such as Canadian Standards Association (CSA) or Underwriter Laboratories Canada (ULc). A full list of agencies recognized by Memorial University is available upon request.
- (c) Equipment, tools, instruments and appliances that generate pressure may require registration as a pressure system with the Province of Newfoundland and Labrador. Compliance with the Boiler, Pressure Vessel and Compressed Gas Regulations under the Public Safety Act of Newfoundland and Labrador and the Boiler, Pressure Vessel, and Pressure Piping Code CSA B51:19 shall be demonstrated.
- (d) The vendor is responsible for all costs associated with ensuring the system is compliant with legislative requirements and for the application and registration processes. Field certifications may be considered but all costs and efforts for such scenarios are the responsibility of the vendor.

[End of Part 3]

## APPENDIX A – SPECIFICATIONS & SCOPE

### Background:

The vision of the Faculty of Medicine, Memorial University of Newfoundland is to enhance the health of the people of Newfoundland and Labrador through education, health research and promoting lifelong learning. Since 2013 the Faculty of Medicine has expanded admissions enrollment from 60 plus to 80 plus learners and maintain national training requirements and accreditation standards, curricula changes have occurred at the Undergraduate Medical Education (UGME) and Postgraduate Medical Education (PGME) levels. The cumulative effect of enrollment growth and curricula changes has led to increased numbers of learners on rotation across Newfoundland and Labrador. Distributed Medical Education (DME) continues to develop, coordinate, support and strengthen medical education throughout the province through extended periods to understand the needs of rural Newfoundland and Labrador and Canada. Historically, accommodations were set up by regional health authorities (Eastern Health, Central Health, Western Health, and Labrador-Grenfell Health) to meet learner housing needs while on rotations across the province. The responsibility to arrange living accommodations for these programs has been transferred to the Faculty of Medicine, Memorial University of Newfoundland.

### Scope:

- Two (2) rental housing/apartment units are required in the Grand Falls - Windsor area for the period of tentatively September 1, 2022 to August 31, 2023.
- Two (2) Year Lease. This lease may be renewed at the end of the initial one (1) year term at the option of the University for a further one-year term, with the same terms and conditions subject to the approval of the University. Renewal may be based on the availability of funding and/or site capacity requirements.
- All leases to contain a cancellation notice in accordance with the *Residential Tenancies Act* of Newfoundland and Labrador.

### Unit Location:

- The units should be located within the city of Grand Falls - Windsor and be suited for use as single family dwellings.
- Units are to be self-contained with a minimum of three bedrooms, two bedroom properties may be considered.
- Where available, separate unites are preferred, but duplex units may be considered.
- Basement apartments may be considered if including the bid for upstairs unit, or upstairs unit is owner occupied.
- Space should be located within close proximity of the local health care centre.
- Pets are not permitted in the property.
- Smoking will not be permitted in the property.

Space:

- Units should be available for occupancy on September 1, 2022. The exact start date for each lease will be negotiated between the University and the Landlord for each location/lease.
- Units must be self-contained and accessible on a 24 hour, 7 day basis.

Specifications:

- Units must meet current building codes, including electrical and plumbing.
- Each unit to include 1 kitchen, 1 bathroom, 1 living room/space and a minimum of 3 separate bedrooms. 2 bedroom properties may be considered.
- All appliances to be included with property, including toilet, tub and/or shower, bathroom sink, fridge, stove, kitchen sink, microwave, washer and dryer. All appliances, where applicable, must be CSA approved. Full list of items included.
- Property to be fully furnished and in good condition, including sofa, chair/and or love seat, coffee table, 2 end tables, 2 lamps (floor, table or combo of lamps permitted) dining table, and at least four chairs. Each bedroom must be numbered and have a lock on each bedroom door (to lock when outside of the bedroom), double bed box spring and mattress on frame, dresser, bedside table, and lamp. Study space with a desk, chair and lamp are required. The number of study spaces must be equal to the number of bedrooms in the property. Kitchen table or coffee table are not substitutes for a study space.
- Rent to include heat, light, basic cable, wireless internet (highest speed available in local area) and local telephone services, applicable taxes (taxes pertaining to property/building), and building/home owner's insurance.
- Unit should have no carpeting, unless area rug or in entranceway (floor mat). Carpeting may be considered if in good, clean condition, or newly replaced.
- Rent to include, snow clearing (including de-icing of driveway and pathways) and regular lawn maintenance.
- Electric heat (heat pumps are permitted) or oil heating as main source, no wood heating.
- Unit must have basic kitchenware and linens, a full list included.
- Unit must have smoke detectors installed in each bedroom and one in the common area.
- Unit must have an A/B/C fire extinguisher in the kitchen.
- All bedrooms windows must meet egress health and safety codes. All windows must have screen in good condition to allow for windows to be open.
- All interior rooms and exterior exits have appropriate lighting including pathways to door. Solar lighting is permitted.

- Landlord must provide a number which can be reached 24/7 in case of a maintenance emergency.
- Landlord must either provide, or arrange, for cleaning services in between student learners. Cleanings will happen on average of 6-12 times per year, often just a single room and common areas, but at times, requires the cleaning of the full unit.
- Landlord is responsible for maintenance and emergency repairs to property.
- The landlord will be responsible for key management and control for all units utilized by student learners under this contract. DME staff will not be responsible for key management or property access (for arrival and departure).
- An option to key control would be that the Landlord could have or install an electronic passcode/keyless entrance system to each unit. The passcode/card would be made available to student learners as necessary. DME staff will not be responsible for key code management or property access (for arrival and departure). Regular changes to key codes will be required for learner safety.
- Adequate parking options must be available to tenants. Parking spaces/permits should be equal to the number of bedrooms in property. If off-street parking provided, options must be available if impacted by municipal winter parking bans.

Notes:

- Bidders having space similar to specification requirements may be considered. Final acceptance of this space will be at the discretion and approval of the university's representatives. Bidders must accept this decision as being final.
- Leasehold improvements costs to meet the requirements of the specification shall be included in the rental rate.
- Bidders shall have a clear description of the units to be leased, including building, location, floor plan and parking information.
- All Landlords currently renting to the university on a month to month basis without a lease agreement must bid on this tender if they want to continue providing rental accommodations to the university.
- All bids submitted are subject to a bid verification process prior to the University entering a lease agreement. This process will include proof of ownership, inspections of the unit to ensure it is well maintaining with no visible signs of damage and walls must be newly painted with no visible signs of damage. Bid will only be finalized on the final inspection of the property which must include all furnishings.

**Furnishing Requirements:**

- At minimum, each unit shall be furnished with the following items and are safe, clean and in good working order. It is the landlord's responsibility to ensure that these are maintained throughout the duration of the lease.

<b>Kitchen</b>	<b>Bathroom</b>
Kettle	Toilet brush
Coffee maker	Plunger
Toaster	Garbage can
Air Fryer	Shower curtain/enclosure
2 Small pot with lid	Window curtain/blinds
2 Medium pot with lid	Towel bar
2 Large pot with lid	5 facecloths (per bedroom)
3 Frying pan	3 small towels (per bedroom)
Roasting pan	3 bath towels (per bedroom)
16 plates (8 dinner & 8 salad plates)	<b>Bedroom</b>
8 bowls	Bedroom mirror
8 glasses	Desk lamp
8 mugs	Bedside lamp
Spatula	Comforter (per bedroom)
Vegetable peeler	2 pillows (per bedroom)
Ladle	2 blankets (per bedroom)
Cork screw	Sheet set (per bedroom)
Whisk	Pillow cover (waterproof)
Large spoon	Mattress cover (waterproof)
8 pc cutlery set (minimum)	Window curtain/blinds
4 pairing knives	Garbage bin
2 butcher knives	Individual lock on bedroom door (outside)
Colander	<b>General</b>
Grater	Smoke detectors
3 dish cloths	Vacuum (if applicable)
3 dish towels	House keys (5 sets)
Kitchen garbage bin	Master key (2)
Broom and dustpan	Wireless router
Dish rack and drainer (if no dishwasher)	Mop and bucket
3 mixing bowls	Shovel
Salt and pepper shakers	Salt/Sand
2 Cookie sheets	Garbage bin (exterior) or garbage covering (if a municipal requirement)
Oven mitts	<b>Living Room</b>
Sugar dish	Minimum 32 inch television with basic cable and HDMI connections
Cutting board	Amazon Fire TV Stick (for streaming) or similar item

## APPENDIX B – SUBMISSION FORM

### 1. Proponent's Information

Please fill out the following form, naming one person to be the Proponent's contact for the Open Call process and for any clarifications or communication that might be necessary.	
Full Legal Name of Proponent:	
Any Other Relevant Name under which Proponent Carries on Business:	
Street Address:	
City, Province/State:	
Postal Code:	
Phone Number:	
Fax Number:	
Company Website (if any):	
Proponent's Contact Name and Title:	
Proponent's Contact Phone:	
Proponent's Contact Fax:	
Proponent's Contact Email:	

### 2. Offer

The Proponent has carefully examined the Open Call documents and has a clear and comprehensive knowledge of the Deliverables required under the Open Call. By submitting a Proposal, the Proponent agrees and consents to the terms, conditions and provisions of the Open Call, including the Form of Agreement, and offers to provide the Deliverables in accordance therewith at the rates set out in the pricing section.

### 3. Rates

The Proponent has submitted its rates in accordance with the instructions in the Open Call. The Proponent confirms that it has factored all of the provisions of Appendix A, including insurance and indemnity requirements, into its pricing assumptions and calculations.

### 4. Addenda

The bidder is deemed to have read and accepted all addenda issued by the Owner. The onus is on bidders to make any necessary amendments to their bids based on the addenda. The bidder is required to confirm that it has received all addenda by listing the addenda numbers on the following line:

\_\_\_\_\_. Bidders who fail to complete this section will be deemed to have not received all posted addenda and shall be deemed non-compliant.

**5. No Prohibited Conduct**

The Proponent declares that it has not engaged in any conduct prohibited by this Open Call.

**6. Disclosure of Information**

The Proponent hereby agrees that any information provided in this Proposal, even if it is identified as being supplied in confidence, may be disclosed where required by law or by order of a court or tribunal. The Proponent hereby consents to the disclosure, on a confidential basis, of this Proposal by the Owner to the advisers retained by the Owner to advise or assist with the Open Call process, including with respect to the evaluation of this Proposal.

**7. Proposal Irrevocable**

The Proponent agrees that its proposal shall be irrevocable for a period of 90 days following the Submission Deadline.

**8. Required Signatures**

Failure to submit this signature section will render the Proposal NON-COMPLIANT and the Proposal will be disqualified.

\_\_\_\_\_  
Name of Proponent's Representative

\_\_\_\_\_  
Title of Proponent's Representative

\_\_\_\_\_  
Date

I have the authority to bind the Proponent.

**IN SIGNING THIS PAGE AND SUBMITTING YOUR PROPOSAL, THE PROPONENT ACKNOWLEDGES HAVING READ AND UNDERSTOOD AND AGREED TO THE TERMS AND CONDITIONS OF THIS DOCUMENT.**

### APPENDIX C – EVALUATION CRITERIA

RATED CRITERIA CATEGORY	WEIGHTING (POINTS)
1. Home Inspection	35%
2. Cost	30%
3. Past Practice/References	15%
4. Proximity to Clinic	10%
5. Proximity to Required Community Resources	10%
<b>Total Points:</b>	<b>100</b>

#### \*\*\* PRICING FORMULA\*\*\*

$$\text{lowest price} \div \text{proponent's price} \times \text{weighting} = \text{proponent's pricing points}$$

## **APPENDIX D – REQUEST FOR PROPOSAL PARTICULARS**

### **Negotiations**

Memorial University reserves the right to conduct negotiations with more than one vendor simultaneously.

### **Submission Requirements**

- **Submission Form (Appendix B)**
- **Submission – Detailing Scope and Specifications Required**

### **Evaluation Committee**

Members of the Evaluation Committee are:

Academic Program Administrator x 2  
Accommodations Coordinator

✓

**Residential Rental Agreement  
Living Accommodations for  
Memorial University of Newfoundland**

**1. Parties**

The Rental Agreement is made in duplicate between:

<b>Name (Landlord)</b>	Nicholas Langor	
<b>Address</b>	[REDACTED]	s. 40(1)
<b>Telephone(s)</b>		
<b>AND</b>		
<b>Tenant</b>	Memorial University of Newfoundland PO Box 4200 St. John's, NL A1C 5S7 Attention: Vice-President (Administration & Finance)	

**2. Premises**

The Landlord will rent to the Tenant and the Tenant will rent from the Landlord the following residential premises:

Street Name and Number: [REDACTED] s. 37(1) (a)  
 City/Town: Clarenville, NL  
 Postal Code: [REDACTED] s. 37(1) (a)

**3. Act**

The "Act" as referenced in this agreement, shall mean the "Residential Tenancies Act" and the Parties agree that the Act applies to this Rental Agreement.

**4. Term**

This agreement is to begin on the 1<sup>st</sup> day of October, 2022, and end on the 30<sup>th</sup> day of September, 2023

**Holding Over**

If upon the expiration of the initial Term or any subsequent renewal or extension thereof the Tenant continues to occupy the Premises without further written agreement, the Tenant will then occupy the premises on a month to month tenancy under the same terms and conditions of this Rental Agreement. The month to month tenancy may be terminated by either party with one month's written notice of termination.

**5. Rent**

The Tenant will pay rent at the following rate: \$2086.69 plus HST per month. The first payment of rent is due on the 1<sup>st</sup> day of October, 2022 and thereafter on the 1<sup>st</sup> day of each month. As this is a Rental Agreement of a fixed term, rent may not be increased during the fixed term.

Unless otherwise agreed upon, the Tenant shall ensure all rental payments are sent or delivered to the Landlord.

As per tender document RFP-078-22, the University's option to renew is for a one-year period, under the same terms and conditions, including the rental rate.

**6. Services and Facilities**

The rent mentioned above includes provision of the services and facilities specified in the tender documents RFP-078-22. The tender documents RFP-078-22 are incorporated by reference and form part of this Rental Agreement.

**7. Notice to Termination**

Notice to terminate the rental agreement shall be given as per Tender RFP-078-22.

**8. Statutory Conditions**

The following statutory conditions apply (Section 8 of the Act):

**i. Obligation of the Landlord**

- a. The Landlord shall maintain the premises in a good state of repair and fit for habitation during the tenancy and shall comply with all laws respecting health, safety or housing.
- b. Paragraph (a) applies regardless of whether, when the Landlord and Tenant entered into the Rental Agreement, the Tenant had knowledge of a state of non-repair, unfitness for habitation or contravention of a law respecting health, safety or housing in the premises.

**ii. Obligation of the Tenant**

The Tenant shall keep the premises clean, and shall repair damage caused by a wilful or negligent act of the tenant or of a person whom the tenant permits on the premises.

**iii. Mitigation on Abandonment**

Where the Tenant abandons the premises, the Landlord shall mitigate damages that may be caused by the abandonment to the extent that a party to a contract is required by law to mitigate damages.

**iv. Entry of Premises**

Except in the case of an emergency, the Landlord shall not enter the premises without the consent of the tenant unless

- a. notice of termination of the Rental Agreement has been given and the entry is at a reasonable time for the purpose of exhibiting the premises to a prospective tenant or purchaser and a reasonable effort has been made to give the Tenant at least four hours' notice;

- b. the entry is made at a reasonable time and written notice of the time of entry has been given to the Tenant at least 24 hours in advance of the entry; or
- c. the tenant has abandoned the Premises under section 27 of the Act.

**v. Entry Doors**

Except by mutual consent, neither the Landlord nor the Tenant shall, during the use or occupancy of the Premises by the tenant, alter a lock or locking system on a door that gives entry to the Premises.

**vi. Peaceful Enjoyment**

- a. The Tenant shall not unreasonably interfere with the rights of a Landlord or other tenants in the Premises, a common area or the property of which they form a part.
- b. The Landlord shall not unreasonably interfere with the Tenant's peaceful enjoyment of the Premises, a common area or the property of which they form a part.

**vii. Disconnection of Services**

- a. The Landlord or Tenant shall not, without the written consent of the other party to the Rental Agreement, disconnect or cause to be disconnected, heat, water or electric power services being provided to the Premises.
- b. Where the Landlord and Tenant enter into a written rental agreement, the conditions set out in subsection (1) shall be reproduced in the agreement without variation or modification.

**9. Use**

The Tenant shall use the Premises for residential purposes only and will not carry on, or permit to be carried on in the Premises, any trade or business without the written consent of the Landlord.

**10. Reasonable Rules and Regulations**

The Tenant promises to comply with any rules concerning the Tenant's use or occupancy of the Premises or building or use of services and facilities provided by the Landlord provided that the rules are in writing, are reasonable in all circumstances and the Tenant is given a copy of the rules at the time of entering into the Rental Agreement and is given a copy of any amendments.

The Landlord shall advise the Tenant in writing of any change of ownership of the Premises in accordance with Section 5 of the Act.

**11. Binding Effect and Interpretation**

This Rental Agreement is for the benefit of the Landlord and the Tenant and is binding on the Tenant, the tenant's heirs, executors, administrators, and assigns the Landlord and the Landlord's heirs, executors, administrators, assigns, and successors in title. This Rental

Agreement is to be interpreted and executed with direct reference to the Residential Tenancies Act and in conjunction with any Landlord's rules and regulations as may be attached hereto. Any term or condition of this Rental Agreement that contravenes any of the provisions of the Residential Tenancies Act is void and has no effect.

**12. Additional Obligations**

The tenant promises to comply with any obligations set out below:

<b>No smoking</b>

**13. Signing of Rental Agreement**

**LANDLORD**

s. 40(1)

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

s. 40(1)

\_\_\_\_\_  
Landlord

\_\_\_\_\_  
Landlord

**MEMORIAL UNIVERSITY OF NEWFOUNDLAND**

s. 40(1)

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

s. 40(1)

\_\_\_\_\_  
Chair, Board of Regents

s. 40(1)

\_\_\_\_\_  
Bursar

**TENDER FOR THE LEASE OF LIVING ACCOMMODATIONS, ST. JOHN'S,  
NEWFOUNDLAND AND LABRADOR (TFM-018-20)**

**Residential Rental Agreement  
Living Accommodations for  
Memorial University of Newfoundland**

**1. Parties**

The Rental Agreement is made in duplicate between:

<b>Name (Landlord)</b>	Nicholas Langor	
<b>Address</b>		s. 40(1)
<b>Telephone(s)</b>		
<b>AND</b>		
<b>Tenant</b>	Memorial University of Newfoundland PO Box 4200 St. John's, NL A1C 5S7 Attention: Vice-President (Administration & Finance)	

**2. Premises**

The Landlord will rent to the Tenant and the Tenant will rent from the Landlord the following residential premises:

Street Name and Number: [Redacted] s. 37(1) (a)  
 City/Town: St. John's, NL  
 Postal Code: [Redacted] s. 37(1) (a)

**3. Act**

The "Act" as referenced in this agreement, shall mean the "Residential Tenancies Act" and the Parties agree that the Act applies to this Rental Agreement.

**4. Term**

This agreement is to begin on the 1<sup>st</sup> day of July, 2021 and end on the 30<sup>th</sup> day of June, 2024.

**Holding Over**

If upon the expiration of the initial Term or any subsequent renewal or extension thereof the Tenant continues to occupy the Premises without further written agreement, the Tenant will then occupy the premises on a month to month tenancy under the same terms and conditions of this Rental Agreement. The month to month tenancy may be terminated by either party with one month's written notice of termination.

**5. Rent**

The Tenant will pay rent at the following rate: \$2,844 per month. The first payment of rent is due on the 1<sup>st</sup> day of July and thereafter on the 1<sup>st</sup> day of each month. As this is a Rental Agreement of a fixed term, rent may not be increased during the fixed term.

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**TENDER FOR THE LEASE OF LIVING ACCOMMODATIONS, ST. JOHN'S,  
NEWFOUNDLAND AND LABRADOR (TFM-018-20)**

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Unless otherwise agreed upon, the Tenant shall ensure all rental payments are sent or delivered to the Landlord.

As per tender document TFM-018-20 (copy attached), the University's option to renew is for a one-year period, under the same terms and conditions, including the rental rate.

**6. Services and Facilities**

The rent mentioned above includes provision of the services and facilities specified in the tender documents TFM-018-20 (copy attached). The tender documents TFM-018-20 are incorporated by reference and form part of this Rental Agreement.

**7. Notice to Termination**

Notice to terminate the rental agreement shall be given as per Tender TFM-018-20 (copy attached).

**8. Statutory Conditions**

**1. Obligation of the Landlord**

- a. The Landlord shall maintain the premises in a good state of repair and fit for habitation during the tenancy and shall comply with all laws respecting health, safety or housing.
- b. Paragraph (a) applies regardless of whether, when the Landlord and Tenant entered into the Rental Agreement, the Tenant had knowledge of a state of non-repair, unfitness for habitation or contravention of a law respecting health, safety or housing in the premises.

- 2. Obligation of the Tenant** - The Tenant shall keep the premises clean, and shall repair damage caused by a wilful or negligent act of the tenant or of a person whom the tenant permits on the premises.

- 3. Assigning or Subletting Residential Premises** - The Tenant may assign or sublet the residential premises subject to the written consent of the landlord, and the landlord shall not arbitrarily or unreasonably withhold consent and shall not levy a charge in excess of expenses actually incurred by the landlord in relation to giving consent.

- 4. Mitigation on Abandonment** - Where the Tenant abandons the premises, the Landlord shall mitigate damages that may be caused by the abandonment to the extent that a party to a contract is required by law to mitigate damages.
-

**TENDER FOR THE LEASE OF LIVING ACCOMMODATIONS, ST. JOHN'S,  
NEWFOUNDLAND AND LABRADOR (TFM-018-20)**

5. **Entry of Premises** - Except in the case of an emergency, the Landlord shall not enter the premises without the consent of the tenant unless
- a. notice of termination of the Rental Agreement has been given and the entry is at a reasonable time for the purpose of exhibiting the premises to a prospective tenant or purchaser and a reasonable effort has been made to give the Tenant at least four hours' notice;
  - b. the entry is made at a reasonable time and written notice of the time of entry has been given to the Tenant at least 24 hours in advance of the entry; or
  - c. the tenant has abandoned the Premises under section 27 of the Act.
6. **Entry Doors** - Except by mutual consent, neither the Landlord nor the Tenant shall, during the use or occupancy of the Premises by the tenant, alter a lock or locking system on a door that gives entry to the Premises.
7. **Peaceful Enjoyment**
- a. The Tenant shall not unreasonably interfere with the rights of a Landlord or other tenants in the Premises, a common area or the property of which they form a part.
  - b. The Landlord shall not unreasonably interfere with the Tenant's peaceful enjoyment of the Premises, a common area or the property of which they form a part.
8. **Disconnection of Services** - A landlord or tenant shall not, without the written consent of the other party to the rental agreement, disconnect or cause to be disconnected heat, water or electric power services being provided to the residential premises

**9. Use**

The Tenant shall use the Premises for residential purposes only and will not carry on, or permit to be carried on in the Premises, any trade or business without the written consent of the Landlord.

**10. Reasonable Rules and Regulations**

The Tenant promises to comply with any rules concerning the Tenant's use or occupancy of the Premises or building or use of services and facilities provided by the Landlord provided that the rules are in writing, are reasonable in all circumstances and the Tenant is given a copy of the rules at the time of entering into the Rental Agreement and is given a copy of any amendments.

The Landlord shall comply with sections 7(7), (8) and (9) of the Act with respect to the Landlord's information.

**11. Binding Effect and Interpretation**

**TENDER FOR THE LEASE OF LIVING ACCOMMODATIONS, ST. JOHN'S,  
NEWFOUNDLAND AND LABRADOR (TFM-018-20)**

This Rental Agreement is for the benefit of the Landlord and the Tenant and is binding on the Tenant, the tenant's heirs, executors, administrators, and assigns the Landlord and the Landlord's heirs, executors, administrators, assigns, and successors in title. This Rental Agreement is to be interpreted and executed with direct reference to the Residential Tenancies Act and in conjunction with any Landlord's rules and regulations as may be attached hereto. Any term or condition of this Rental Agreement that contravenes any of the provisions of the Residential Tenancies Act is void and has no effect.

**12. Additional Obligations**

The tenant promises to comply with any obligations set out below:

<b>No Pets</b>
<b>No Smoking, as defined under the <i>Smoke-Free Environment Act</i>.</b>

**13. Signing of Rental Agreement**

**LANDLORD**

s. 40(1)

[Redacted Signature]

Witness

\_\_\_\_\_  
Witness

[Redacted Signature]

Landlord

\_\_\_\_\_  
Landlord

s. 40(1)

**MEMORIAL UNIVERSITY OF NEWFOUNDLAND**

s. 40(1)

[Redacted Signature]

Witness

\_\_\_\_\_  
Witness

[Redacted Signature]

Chair, Board of Regents

\_\_\_\_\_  
Bursar

s. 40(1)

s. 40(1)

[Redacted Signature]

Witness

[Redacted Signature]

s. 40(1)

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**TENDER FOR THE LEASE OF LIVING ACCOMMODATIONS, ST. JOHN'S,  
NEWFOUNDLAND AND LABRADOR (TFM-018-20)**

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**Background:**

The vision of the Faculty of Medicine, Memorial University of Newfoundland is to enhance the health of the people of Newfoundland and Labrador through education, health research and promoting lifelong learning. Since 2013 the Faculty of Medicine has expanded admissions enrollment from 60 plus to 80 plus learners. Also to maintain national training requirements and accreditation standards, curricula changes have occurred at the Undergraduate Medical Education (UGME) and Postgraduate Medical Education (PGME) levels. The cumulative effect of enrollment growth and curricula changes has led to increased numbers of learners on rotation across Newfoundland and Labrador. Distributed Medical Education (DME) continues to develop, coordinate, support and strengthen medical education throughout the province through extended periods in rural areas to understand the needs of rural Newfoundland and Canada. Historically, accommodations were set up by regional health authorities (Eastern Health, Central Health, Western Health, Labrador-Grenfell Health) to meet learner housing needs while on rotations across the province. The responsibility to arrange living accommodations for these programs has been transferred to the Faculty of Medicine, Memorial University of Newfoundland.

**Scope:**

- One (1) rental housing/apartment units are required in the St. John's area for the period of tentatively July 1, 2021 to June 30, 2024.
- One (1) Year Lease, which will be signed/renewed for an additional year, in accordance with *Residential Tenancies Act*, with the same terms and conditions subject to the approval of the University. Renewal may be based on the availability of funding.
- All leases to contain a cancellation notice in accordance with the *Residential Tenancies Act* of Newfoundland and Labrador.

**Unit Location:**

- The unit should be located within the city of St. John's or local environs and be suited for use as single family dwellings.
- Units are to be self-contained with a minimum of 4 bedrooms. Units with 3 bedrooms will also be considered.
- Where applicable, separate units are preferred but duplex units will be considered.
- Basement apartments will be considered.
- Space should be located within close proximity of the local health care centre. Approximately 15 minute walk or less preferred. Preference may be given to units that are in close proximity to the local health care centre.

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**TENDER FOR THE LEASE OF LIVING ACCOMMODATIONS, ST. JOHN'S,  
NEWFOUNDLAND AND LABRADOR (TFM-018-20)**

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**Space:**

- Units must be available for occupancy on July 1, 2021.
- Units must be self-contained and accessible on a 24 hour, 7 day basis

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**TENDER FOR THE LEASE OF LIVING ACCOMMODATIONS, ST. JOHN'S,  
NEWFOUNDLAND AND LABRADOR (TFM-018-20)**

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**Specifications**

- Units must meet current building codes, including electrical and plumbing.
- Each unit to include 1 kitchen, 1 bathroom, 1 living room/space and a minimum of 3 separate bedrooms. 2 bedroom properties will also be considered.
- All appliances to be included with property, including toilet, tub with shower, bathroom sink, fridge, stove, kitchen sink, microwave, washer and dryer. All appliances, where applicable, must be CSA approved.
- Property to be fully furnished, including sofa, chair, coffee table, 2 end tables, dining table, and at least four chairs. Each bedroom must have a lock on each bedroom door, double bed box spring and mattress on frame, dresser, bedside table, student desk, and desk chair.
- Rent to include heat, light, basic cable, wireless internet (highest speed available in local area) and local telephone services, applicable taxes (taxes pertaining to property/building), and building/home owner's insurance.
- Rent to include, snow clearing, including de-icing, and lawn maintenance.
- Electric heat or oil heating as main source, no wood heating.
- Unit must have basic kitchenware and linens, a full list included.
- Unit must have smoke detectors installed in each bedroom and one in the common area.
- Unit must have an A/B/C fire extinguisher in the kitchen.
- All bedrooms windows must meet egress health and safety codes.
- All interior rooms and exterior exits have appropriate lighting.
- Landlord must provide a number which can be reached 24/7 in case of a maintenance emergency.
- Landlord must either provide, or arrange, for cleaning services in between student learners. Cleanings will happen on average of 6-12 times per year, often just a single room, but at times, requires the cleaning of the full unit.
- Landlord is responsible for maintenance and emergency repairs to property.
- The landlord will be responsible for key management and control for all units utilized by student learners under this contract.
- An option to key control would be that the Landlord could have or install an electronic passcode/keyless entrance system to each unit. The passcode/card would be made available to student learners as necessary.
- Income tax slips (T4 or T4A) are issued by Memorial University of Newfoundland and sent early in the following taxation year for the previous January 1 to December 31.
- Adequate parking options should be available to tenants

**TENDER FOR THE LEASE OF LIVING ACCOMMODATIONS, ST. JOHN'S,  
NEWFOUNDLAND AND LABRADOR (TFM-018-20)**

- Each unit shall be furnished with the following items:

<b>Kitchen</b>	<b>Bathroom</b>
Kettle	Toilet brush
Coffee maker	Plunger
Toaster	Garbage can
Small pot with lid	Shower curtain/enclosure
Medium pot with lid	Window curtain/blinds
Large pot with lid	Towel bar
Frying pan	5 facecloths (per bedroom)
Roasting pan	3 small towels (per bedroom)
8 pc dinnerware set (mugs, dinner & salad plates, bowls)	3 bath towels (per bedroom)
8 glasses	<b>Bedroom</b>
Spatula	Bedroom mirror
Vegetable peeler	Desk lamp
Ladle	Bedside lamp
Cork screw	Comforter (per bedroom)
Whisk	2 pillows (per bedroom)
Large spoon	2 blankets (per bedroom)
8 pc cutlery set	Sheet set (per bedroom)
4 pairing knives	Mattress cover
2 butcher knives	Window curtain/blinds
Colander	Garbage bin
Grater	Individual lock on bedroom door
3 dish cloths	<b>General</b>
3 dish towels	Smoke detectors
Kitchen garbage bin	Vacuum (if applicable)
Broom and dustpan	House keys (5 sets)
Dish rack and drainer (if no dishwasher)	Master key (2)
3 mixing bowls	Wireless router
Salt and pepper shakers	Mop and bucket
2 Cookie sheets	Shovel
Oven mitts	Salt/Sand
Sugar dish	
Cutting board	
<b>Living Room</b>	
Minimum 32 inch television with basic cable	
2 lamps	

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**TENDER FOR THE LEASE OF LIVING ACCOMMODATIONS, ST. JOHN'S,  
NEWFOUNDLAND AND LABRADOR (TFM-018-20)**

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**Notes**

- Bidders having space similar to specification requirements will be considered. Final acceptance of this space will be at the discretion and approval of the University's representative. Bidders must accept this decision as being final.
- Leasehold improvements costs to meet the requirements of the specification shall be included in the rental rate.
- Bidders shall have clear description of the units to be leased, including building, location and floor plan and parking information.
- All landlords currently renting to the University on a month to month basis without a lease agreement must bid on this tender if they want to continue providing rental accommodations to the University.
- All bids submitted are subject to a bid verification process prior to the University entering a lease agreement. This process will include inspections of the unit to ensure it is well maintained with no visible signs of damage or soil on furniture and/or carpets. All walls must be newly painted with no visible signs of damage.
- Preference will be given according to proximity to the hospital/medical centre in the region. If two properties are equally adequate, the University will award the tender to the property closer by road measure to the hospital/medical centre.