

JANITORIAL SERVICES CONTRACT

THIS AGREEMENT made effective the 31st day of March, 2024.

BETWEEN:

Whitehorse Condominium Corporation # 124

134 Seine Square, Whitehorse, Yukon Y1A 3C3
(the "Corporation")

OF THE FIRST PART

- and -

Cody's Cleaning Services

[address of contractor]

(the "Contractor")

OF THE SECOND PART

WHEREAS:

- A. The Corporation requires cleaning services (the "Services") for the common property of a building municipally described as Lansing Point Building A & B (the "Building");
- B. The Contractor wishes to provide such Services, on the terms and conditions hereinafter set forth.

NOW THEREFORE the parties hereto agree as follows:

- 1. The Contractor shall provide the Services to the standard of a first-class condominium building in the city of Whitehorse. The Contractor shall provide all labour and cleaning supplies to complete the Services as more particularly described on the attached Schedule "A". The Corporation shall supply light bulbs of a size and wattage appropriate for the light fixtures located in the common areas.
- 2. The Contractor shall be responsible for complying with all regulatory requirements in the performance of the Services, including compliance with Workers' Compensation Act requirements and payment of any and all income taxes and other employer/employee deductions.
- 3. The Contractor shall indemnify and hold harmless the Corporation for any damages or injuries to the Contractor, his employees, agents and assignees and to third parties which may result from the performance of the Services.

4. The Corporation shall pay the Contractor the sum of Five Hundred and Ten Dollars (\$510.00) per month for the provision of the Services, [plus applicable G.S.T.].
5. This Contract shall commence on the 31st day of March, 2024 and shall continue thereafter to December 31 2024. This Contract may be terminated by either party at any time by giving one full calendar month's written notice to the other party.
6. This Contract may be terminated by the Corporation on 15 days written notice in the event that the Services are not performed satisfactorily and provided that the Contractor has failed to correct any deficiency within 15 days of receiving such notice from the Corporation or Designate.
7. This Contract may not be assigned by the Contractor without the prior written consent of the Corporation.
8. This Agreement shall be binding upon and shall inure to the benefit of the parties, their successors, assigns and personal representatives.
9. This Agreement may not be modified or amended except with the written consent of the parties.
10. This Agreement and any schedules attached hereto constitute the entire agreement between the parties to this Agreement pertaining to the subject matter hereof and supersede all prior and contemporaneous agreements between the parties.
11. This Contract shall be construed and governed by the laws of Yukon Territory.

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day and year first above written.

Whitehorse Condominium Corporation #124

Cody's Cleaning Services

Michael McCann

Signature

Signature

Secretary/Treasurer

Print Name & Title

Print Name & Title (if any)

SCHEDULE "A"

SERVICES

Task	Frequency
Vacuum lobby, corridors, elevator, stairwells, other common areas	Monthly
Remove all marks from wall surfaces	Monthly
Mop floors	Monthly
Clean mirrored surfaces	Monthly
Wash walls and surfaces yearly	Yearly (Spring)
Check light bulbs in all common areas and replace burned out bulbs	Monthly
Clean marks from all stairwell doors and frames, ground floor service doors and frames (electrical, janitorial, elevator) and hallway baseboards as required	Monthly
Shampoo all carpets once yearly in the fall	Yearly (Fall)
Dust window sills and top of all door frames as required	Monthly
Clean all lobby doors (glass, frame) and remove all smudges and marks	Monthly
Wipe down all mail boxes (including top)	Monthly
Clean common property exterior windows (inside only)	Yearly