

Residential Tenancy Agreement

THIS AGREEMENT made the _____ day of _____, 20____ BETWEEN:

Lessor
(hereafter referred to as "the Tenant(s)")

&

Lessee
(hereafter referred to as "the Landlord")

Lessee's Permanent Address _____

City _____ Province _____ Postal Code _____

1. The rental premises is a _____ unit (main floor, second floor, basement, etc.)
approximately _____ square feet, in a:
(type of building) Duplex Triplex Multiplex Apartment Building Condo Bungalow
Other _____

located at (rental address) _____

City _____ Province _____ Postal Code _____

2. The term of this agreement shall be as follows:

This shall be a _____ year tenancy which shall begin on _____, 20____ and end on _____, 20____.

3. The rent shall be \$ _____ (price) per month, and shall be payable in advance, on or before the _____ day of each month.

4. The premises shall contain _____ parking spot(s) at the _____ (location) of the building.

5. The following person(s) is authorized to act on behalf of the Landlord and is specifically authorized to accept notices of the Tenant's complaints and to accept any service of legal process or notice:

Property Manager's Name _____

Address _____

City _____ Province _____ Postal Code _____

Phone # _____

6. There will be _____ person(s) only occupying the rental premises on a full-time basis and their names are:
(provide tenant's full names)

Initialed _____

7. Except for casual guests, no other persons shall occupy the premises without written consent of the Landlord.

8.(a) Utilities will be paid by the parties as indicated below:

	Landlord	Tenant
Electricity	<input type="checkbox"/>	<input type="checkbox"/>
Water	<input type="checkbox"/>	<input type="checkbox"/>
Gas/Heating	<input type="checkbox"/>	<input type="checkbox"/>
Telephone	<input type="checkbox"/>	<input type="checkbox"/>
Cable Television	<input type="checkbox"/>	<input type="checkbox"/>
Municipal Taxes	<input type="checkbox"/>	<input type="checkbox"/>

(b) Appliances will be supplied and maintained in working order as indicated below:

	Landlord	Tenant
Stove	<input type="checkbox"/>	<input type="checkbox"/>
Refrigerator	<input type="checkbox"/>	<input type="checkbox"/>
Washer	<input type="checkbox"/>	<input type="checkbox"/>
Dryer	<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>
Furnace	<input type="checkbox"/>	<input type="checkbox"/>
Hotwater heater	<input type="checkbox"/>	<input type="checkbox"/>

9. The Landlord acknowledges receipt from the Tenant the sum of \$_____ (1st & Last month's rent) for first and last month's rent to secure the Tenant's performance of the obligations imposed by this agreement. The following terms shall apply to the deposit:

(a) The Landlord may claim only the amount reasonably necessary to repair damages to the premises caused by the misconduct of the Tenant, except deterioration caused by fair wear and tear, or to remedy any other default by the Tenant under the provisions of this agreement.

(b) The Landlord shall at all times maintain the premises and appliances provided by him/her in a reasonable condition satisfactory to the Tenant. All appliances are warranted to be in good working order.

10. The Landlord shall give_____hours notice of his/her intent to enter the Tenant's premises during reasonable hours, but such notice need not be given in the event of an emergency or if the Tenant consents to the Landlord's entry without such notice being given.

11. The Landlord agrees to mow and water the lawn and to keep the lawn, flower beds, and shrubbery in good order and condition, and to keep the sidewalk surrounding the premises free and clear of all obstructions; to take due precautions against freezing of water or waste pipes and stoppage of the same in and about the premises and that in case water or waste pipes become clogged by reason of the Tenant's neglect or recklessness, the Tenant shall repair the same at his/her own expense as well as pay for all damage caused.

Initialed _____

12. If the Tenant remains in possession after a lawful termination without the Landlord's consent, the Landlord may apply to the appropriate governing or regulatory bodies for an order of possession. The Landlord may also recover damages from an overholding Tenant which exceed the amount of any retained security deposit.

13. ADDITIONAL PROVISIONS (optional)

- (a) The Tenant agrees to notify the Landlord of an intended absence of more than _____ days and will permit the Landlord to enter the premises during the absence if reasonably necessary.
- (b) The Tenant agrees not to assign or sublet the premises without the Landlord's written permission and consent. The Landlord shall not unreasonably withhold consent.
- (c) The Landlord agrees not to raise the rent for the 12 months, and any increase given thereafter shall be in accordance with the applicable provincial act dealing with landlord/tenant relations.
- (d) The Tenant is not permitted to have any pets without the express written permission of the Landlord.
- (e) The Landlord agrees to give Tenant first right of refusal to execute a new tenancy agreement at the end of this term - terms and conditions to be mutually acceptable by both parties

THIS DOCUMENT is intended to be a complete record of the rental agreement. Both parties are to have a complete copy of this agreement. All promises and agreements must be included herein in writing and agreed to by both parties or they are not enforceable.

Landlord or Landlord's Agent _____

Tenant(s) _____

Date _____