

# RENTAL AGREEMENT OR LEASE

## FOR RESIDENTIAL PROPERTY

IN PURSUANCE OF THE SHORT FORMS OF LEASES ACT AND THE LANDLORD AND TENANT ACT BETWEEN:

\_\_\_\_\_ (Landlord)

And \_\_\_\_\_

\_\_\_\_\_ (Tenant)

1. The landlord hereby lease \_\_\_\_\_ to the tenant on the following terms and conditions.
2. The term of the lease is from \_\_\_\_\_ to \_\_\_\_\_
3. The rent is \$ \_\_\_\_\_ per month payable in advance at the first day of every month commencing \_\_\_\_\_

4. The tenant shall pay the following services applicable to the premises:

	YES	NO		YES	NO
Electricity			Water		
Hot Water			Heat		
Gas			T.V/Internet		

5. Supplied with the premises and included in the said rent are the following:

	YES	NO		YES	NO
Stove			Dryer		
Refrigerator			Parking		
Washer					

6. The tenant covenants and agrees as follows:

- a) To accept the premises in their present condition and to keep them in as good a state of repair as they are in at the present or may hereafter be made, except ordinary wear. No alternation may be made without the written consent of the Landlord;
- b) To use the premises for residential purposes only;
- c) No to assign or sub-let without leave in writing from the Landlord;
- d) To comply with the civic By-laws and rules of the Board of Health now or hereinafter in force;
- e) To keep all sinks, closets, pipes and traps clean and free from stoppage of any kind and to remove all ashes and rubbish, and to comply with the municipal regulations relating to garbage;
- f) To give up possession of all keys of the said premises at the termination of the lease said lease.

7. It is understood and agreed that where the tenant fails to pay rent or is in sufficient breach of other terms of the Lease the Landlord shall be entitled to terminate this tenancy pursuant to The Landlord and Tenant Act by giving notice of termination and where the tenant fails to comply with the terms of the Notice of Termination the Landlord may apply for a Writ of Possession as provided for in The Landlord and Tenant Act.

8. The tenant agrees to deposit with the landlord the sum of \$ \_\_\_\_\_ representing the rent for a period of one month, and this payment shall be applied in payment of the rent for the last rent term immediately preceding the termination of the tenancy.

9. The Landlord has the right to show the premises to prospective tenants at reasonable hours after the Notice of Termination of the tenancy has been given and otherwise the Landlord shall only exercise the right to enter the rented premises if he has given at least 24 hours written notice to the tenant specifying the time of entry.

10. The Landlord shall keep the premises in a good state of repair but shall not be responsible for making any repairs that arise from the tenant's willful or negligent conduct.

11. The Landlord shall not be liable for personal injury or loss of property however caused or consequential damage suffered by the Tenant or his invitees within or about the premises or upon adjacent areas.

12. If without written agreement the Tenant shall continue to occupy the premises and pay rent after the expiration of the term, the Tenant shall be considered as a month to month tenant.

IN WITNESS WHEREOF the said parties have signed this \_\_\_\_\_ day of \_\_\_\_\_

LANDLORD \_\_\_\_\_

TENANTS': \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Please fill your details below:

1. Name (Please Print): \_\_\_\_\_

Cell #: \_\_\_\_\_

Email: \_\_\_\_\_

Home Address: \_\_\_\_\_

2. Name (Please Print): \_\_\_\_\_

Cell #: \_\_\_\_\_

Email: \_\_\_\_\_

Home Address: \_\_\_\_\_

3. Name (Please Print): \_\_\_\_\_

Cell #: \_\_\_\_\_

Email: \_\_\_\_\_

Home Address: \_\_\_\_\_

4. Name (Please Print): \_\_\_\_\_

Cell #: \_\_\_\_\_

Email: \_\_\_\_\_

Home Address: \_\_\_\_\_

5. Name (Please Print): \_\_\_\_\_

Cell #: \_\_\_\_\_

Email: \_\_\_\_\_

Home Address: \_\_\_\_\_

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