

TENANCY AGREEMENT

This lease is between: _____,
_____,
_____ (Tenants)

and _____ (Landlord),
for the rental of the house at _____ (Address)
for a period starting _____ ending _____.
(yyyy-mm-dd) (yyyy-mm-dd)

The rent is \$_____ per _____.

Rent to be paid for the above amount on the _____ day of each period designated above at the address designated by the landlord for the full term of the lease.

The landlord acknowledges receiving, (from each tenant), first and last rent payments according to the breakdown of rents shown above.

Landlord is responsible to pay following:

- Property Taxes
- Hot Water Rental
- Grass cutting and landscaping
- Maintenance and repairs
- House insurance but not contents insurance (Tenants must arrange their own contents insurance if required)
- Water
- Electricity
- Gas

The Landlord shall provide and maintain the premises in a good state of repair and fit for habitation and complying with municipal health, safety and maintenance standards.

Tenants are responsible for the following:

_____, _____,
_____, _____,
_____, _____,
_____, _____

The tenants undertake the following:

- To be responsible for all damage to the property caused by the tenants or their visitors
- To maintain the interior and exterior of the premises clean and tidy
- Not to light any fires on the premises

- Not to tamper or disable fire/smoke detectors and to report any malfunction of these devices immediately
- Not to paint any rooms on the premises. (The Landlord will paint if room is in disrepair)
- To inform the Landlord immediately if any repairs are required, in particular any water leaks or electrical problems
- No furniture to be placed or used on the front lawn (Any fines from the City for this infraction will be paid by the tenants)
- Not to change any locks with out the written permission of the landlord (Tenants will be charged the costs of a locksmith if required to open and re-key any locks)
- To place all garbage in the sealed containers provided by the landlord and place garbage on the curb on the allotted days for municipal garbage pick-up
- Not to park vehicles on the lawn
- Not to disturb any neighbours or any other tenant residing on the premises, and to respect that they are occupying a home in a residential family neighbourhood and to act and behave accordingly.

Tenants are aware that there is ONE lease for the entire house and should the tenants wish to renew the lease after _____ (yyyy-mm-dd), the new lease will be negotiated under the same conditions as shown in this lease, irrespective of how many tenants are willing to renew. The right to sublease will not be withheld unreasonably.

It is understood and agreed that the tenants shall allow the landlord access to the apartment for the purpose of renting the said dwelling for the following year. Typically, the landlord starts showing on or about the first week of January. It is further understood that existing tenants shall provide the landlord written notice of their intention to renew or not to renew their lease by January 15th of that academic year.

Schedule “A” attached to this lease, forms an integral part of this lease.

Signed by Tenants:

1 _____ Date: _____
 2 _____ Date: _____
 3 _____ Date: _____
 4 _____ Date: _____

Signed by Landlord: _____ Date: _____

Tenants’ acknowledgement of receipt of copy of lease:

1 _____ Date: _____
 2 _____ Date: _____
 3 _____ Date: _____
 4 _____ Date: _____