

A2.3 — RENTAL AGREEMENT

This **Rental Agreement** between the **Landlord** _____ and the **Tenant** _____, as **Witnessed** by _____, for the **Premises** known as (Address) _____, located on the **Property** owned by _____, shall commence on (Date) _____.

The rent (\$ _____) shall be paid to _____ on or before the _____ of each and every _____. Checks and money orders shall be made payable to _____ (no cash payments please). Rent paid **after** the due date may be

subject to a **late payment** charge of \$ _____, and **N.S.F. cheques** may be subject to a charge of \$ _____. A deposit of \$ _____ has been paid (or shall be paid according to the following schedule:

_____),

and shall be (check one) [] applied as the final rental payment.

[] returned after the **Tenant** vacates the **Premises** and returns the key, and the **Landlord** is satisfied that the **Premises** have been adequately cleaned and any irregularities have been corrected by, and at the expense of, the **Tenant**.

This Tenancy Agreement may be terminated by the Landlord for any of the following reasons (providing local laws permit): Current rent is not paid; Frequent late payments; Damage to the Premises and/or the Property by the Tenant and/or the Tenant's guest(s); Illegal act(s) or business; Interfering with the safety of the Landlord and/or others; Disturbing others; Keeping a pet and/or room-mate without permission from the Landlord; Landlord requires the Premises for his/her own use; Demolition or major repairs or renovations; Any other reason deemed lawful according to local regulation.

This Tenancy Agreement may be terminated by the Tenant providing at least 60 days' notice (in writing) has been given.

Where the rent for the Premises includes Utilities (heat, electricity, water, etc.) then the Tenant shall use the Utilities responsibly. Heaters, air conditioners, and other "high drain" appliances are forbidden to be used unless an additional fee is paid. The Landlord reserves the right to restrict the temperature of the heating and/or cooling systems to the guideline temperature for the area, as directed by local laws.

All lightbulbs in the Premises shall be replaced by the Tenant at no cost to the Landlord. Snow removal and lawn maintenance are the responsibility of the (circle one) **Landlord/Tenant**. Storage areas, if provided, must be kept tidy, and are used at the Tenant's risk. Where laundry facilities are provided, the Tenant shall abide by the rules posted. Garbage must be properly secured in plastic bags (no boxes) and placed neatly in the garbage area. Pet owners must clean up after their pets, and place feces and litter in plastic bags, double bagged. Where parking space(s) are provided, park only in the space(s) assigned and inform your guests of the parking arrangements. The Tenant shall inform the Landlord, in a timely manner, of any damages, faulty appliances, dripping or leaky water pipes, or other maintenance issues pertaining to the Premises and/or the Property.

By signing below, the Landlord and Tenant agree to the terms of this Tenancy Agreement.

Tenant signature and date

Landlord signature and date

Witness signature and date