

APPLICATION FOR TENANCY

LANDLORDBC

THE LANDLORD OR LANDLORD'S AUTHORIZED AGENT (called the "Landlord") MUST COMPLETE ALL BLANKS IN THIS SECTION

A. OFFER TO RENT I/We, the undersigned (called the "Applicant"), offer to rent a rental unit in British Columbia known as:

Suite no. 1301 Building Address 651 Sussex Ave. Burnaby
 at a monthly rent of \$ 2850 plus parking fees of \$ N/A plus other fees of \$ N/A for a total monthly cost of \$ 2850.-

The above rent includes only the utilities checked below. Payment for all other utilities is the tenant's responsibility.

Heat Water Supply Hot Water Electricity Cablevision Gas to Fireplace Waste Collection Sewage Disposal Other _____

DATE OCCUPANCY DESIRED Jan 30th 2024

LANDLORD'S NAME Crystal Lin

LANDLORD'S ADDRESS 1282 White Pl. Coquitlam

LANDLORD'S PHONE NO. 604 880-2066

Offer to Rent (Tenancy Agreement Attached) Standard Application (Tenancy Agreement Not Attached)

This is an offer to rent. The Applicant agrees that if this offer is accepted, it becomes a binding agreement and the Applicant will subsequently sign the Landlord's Residential Tenancy Agreement that the Applicant has had an opportunity to examine and of which a copy is attached to this application. The Applicant acknowledges that pets, barbecues, waterbeds and aquariums are not allowed without advance written permission of the Landlord. The Tenancy Agreement will include these specific terms:

If this offer is accepted and the Applicant fails to sign the Landlord's Residential Tenancy Agreement, or to take possession of the rental unit, the Applicant will be liable for the payment of any lost rental revenue to the Landlord and any related expenses incurred by the Landlord.

If this offer is accepted, the Applicant will pay a Security Deposit of \$ 1425 to the Landlord. If the Landlord permits the Applicant to have a pet, an additional Pet Damage Deposit of \$ N/A will be paid to the Landlord. The Landlord will hold the Deposit(s) until the tenancy ends.

This offer is subject to acceptance by the Landlord and is open for acceptance until 5:00 pm on Jan 23 2024. If not accepted by that time, this offer is void.

B. FIRST APPLICANT'S PRIMARY INFORMATION				Date of Birth (optional)	Social Insurance Number * (optional)
Last Name <u>SINGH</u>	First Name <u>ABHAY</u>	Middle Name		<u>APRIL 13 2003</u>	
Present Address <u>7487 118 st Delta.</u>			City <u>Delta</u>	Postal Code (Mandatory) <u>V4C 6G7</u>	Primary Phone No. <u>604-749 9192</u>
Rent <input checked="" type="checkbox"/>	Own <input type="checkbox"/>	How Long? <u>2 yrs</u>	Reason for Leaving <u>Landlord is selling the house.</u>		
Previous Address			City		Postal Code (Mandatory)
Rent <input type="checkbox"/>	Own <input type="checkbox"/>	How Long?	Reason for Leaving		

C. CO-APPLICANT'S PRIMARY INFORMATION (Complete only where different from First Applicant.)				Date of Birth(Optional)	Social Insurance Number * (optional)
Last Name <u>Saini</u>	First Name <u>Harsh</u>	Middle Name		Month / Day / Year	
Present Address <u>7487 118 st Delta</u>			City <u>Delta</u>	Postal Code (Mandatory)	Primary Phone No. <u>604 578823</u>
Rent <input checked="" type="checkbox"/>	Own <input type="checkbox"/>	How Long? <u>2 yrs</u>	Reason for Leaving <u>Landlord is selling the house.</u>		
Previous Address			City		Postal Code (Mandatory)
Rent <input type="checkbox"/>	Own <input type="checkbox"/>	How Long?	Reason for Leaving		

D. APPLICANT'S STATEMENTS

I/We do not own any pets I/We own a pet or pets If owned, describe pet(s) _____

NOTE: Landlord's are not responsible for tenants' possessions. If accepted, you must carry tenants' insurance covering your possessions and protecting you against liability.

I/We presently insure our belongings and for third party liability Yes No

E. CONSENT The Applicant consents to the Landlord obtaining personal, rental history, and employment information about the Applicant from references named in sections H and I of this application and authorizes those references to release such information to the Landlord. The Applicant also consents to the Landlord obtaining credit reporting information, including a credit report, about the Applicant to the Landlord, and authorizes any credit reporting agency to release such information to the Landlord. The purpose of collecting this information is to allow the Landlord to assess and to consider the Applicant's qualifications to rent the property. If this application is accepted by the Landlord and if the Applicant and the Landlord enter into a tenancy agreement, the Applicant also consents and authorizes the Landlord, on a continuing basis after the tenancy has started, to continue to collect personal information from the abovementioned references and credit reporting agencies, and to use and disclose that information solely for responding to emergencies, ensuring the orderly management of the tenancy and complying with legal requirements.

F. APPLICANT'S SIGNATURES		NOTE: Do not sign this application unless Section A is complete and you have read it. I/We certify that all information provided by me/us in this Application is true and correct.	
<u>Abhay Singh</u> Applicant's Signature	<u>Jan 21, 2024</u> Date Signed	<u>Harsh Saini</u> Co-Applicant's Signature	<u>Jan 21, 2024</u> Date Signed

G. LANDLORD'S ACCEPTANCE		NOTE: Do not sign this form unless and until you decide to accept the Applicant(s) as your tenant(s). The above Applicant(s) is/are accepted for tenancy, commencing <u>Jan 23 2024</u> .	
<u>Crystal Lin</u> Landlord's Signature	<u>Jan 23 2024</u> Date Signed		

NOTE TO LANDLORD: If pages one and two are separated, enter the Applicant's name(s) and date of application below

First Applicant: _____ Co-Applicant: _____

Date of Application: _____

H. FIRST APPLICANT'S SUPPLEMENTARY INFORMATION

Secondary Phone No.	Cell No.	Fax No.	Work Phone No.
Email Address: <i>Sabiray 042003@gmail.com</i>		Photo ID Shown <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Present Landlord/Building Manager's Name <i>Sabir Bajaj Daman</i>		Address <i>7487 118 st Delta</i>	Phone No. <i>778 713 2020</i>
Previous Landlord/Building Manager's Name		Address	Phone No.
Employer <i>Tmt Auto Finance Ltd.</i>		Position	Monthly Income <i>\$450 + commissions</i>
Supervisor's Name <i>Sahil Bajaj</i>		Supervisor's Phone No. <i>778 986 7407</i>	Length of employment <i>1-2 yrs</i>
Previous Employer		Position	Monthly Income
Previous Supervisor's Name		Previous Supervisor's Phone No.	Length of employment

I. CO-APPLICANT'S SUPPLEMENTARY INFORMATION (Complete only where different from First Applicant)

Secondary Phone No.	Cell No.	Fax No.	Work Phone No.
Email Address: <i>marshsaini0239@gmail.com</i>		Photo ID Shown <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Present Landlord/Building Manager's Name <i>Daman</i>		Address <i>7487 118 st Delta</i>	Phone No. <i>778 713 2020</i>
Previous Landlord/Building Manager's Name		Address	Phone No.
Employer <i>Sysco</i>		Position <i>Lead Hand</i>	Monthly Income <i>\$250</i>
Supervisor's Name <i>Vikas Kumar</i>		Supervisor's Phone No. <i>778 389 4006</i>	Length of employment <i>1 yr</i>
Previous Employer		Position	Monthly Income
Previous Supervisor's Name		Previous Supervisor's Phone No.	Length of employment

J. OTHER ADULT OCCUPANTS - Full names of all other adult persons (age 19 or older) to occupy this rental unit

Last Name	First Name	Middle Name	Last Name	First Name	Middle Name
Last Name	First Name	Middle Name	Last Name	First Name	Middle Name

K. OTHER MINOR OCCUPANTS - Full names of all other persons under age 19 (including infants) to occupy this rental unit

Last Name	First Name	Middle Name	Last Name	First Name	Middle Name
Last Name	First Name	Middle Name	Last Name	First Name	Middle Name

NOTES TO APPLICANT(S)

1. Social Insurance Numbers are requested for the sole purpose of obtaining credit reports.
2. The information you provided on this page continues as part of your Application for tenancy. Your signature on the 1st page confirms all information on both pages is true and correct.

RESIDENTIAL TENANCY AGREEMENT

THIS AGREEMENT made this 23rd day of Jan in year 2024.

BETWEEN:

Abhay Singh and

Harsh Saini as the Tenant Representative for the total 2 tenants listed on this agreement in 7. (Here after referred to as "the Tenant(s)")

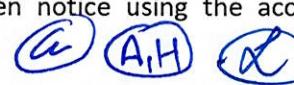
AND:

Crystal Lin (Hereafter referred to as "the Landlord")

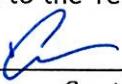
Address: 1282 White Pine Pl., Coquitlam BC

(Address)

1. The rental premises are located at: 1301-6511 Sussex Ave., British Columbia, V5H 0K5.
2. The term of this agreement shall be a Two-Year fixed term base tenancy agreement, which determine the residency shall begin the residency on: Feb 1st 2024 and terminate on Jan 31st 2025. The Tenant(s) understands and agrees the tenancy will end on Jan 31st 2025 with no extension, continuity or renewal. This tenancy agreement is a stand-alone agreement and has no relation to any other agreement or contract whatsoever.

3. The rent rate for this unit is TWO THOUSAND EIGHT HUNDREDS AND FIFTY DOLLARS EVERY MONTH between Feb 1st 2024 to Jan 31st 2025. The rent shall be payable in advance on or before first day of each month. The first month's rent shall be payable on/before Jan 30th 2024. The Tenant(s) is aware and agrees that payment will be in POST DATE CHEQUE, BANK DRAFT or CASH only. Shall this tenancy agreement be terminated by the Tenant(s) before the Termination Date as agreed, the Tenant(s) must provide at least one month's written notice using the acceptable communication methods included in this agreement in section 6 and 7.

4. **The Tenant(s) agrees that the Landlord could terminate this tenancy agreement before the Termination Date if the Landlord decided to use the unit, to renovate the unit, and or to post selling of the unit.** Under such circumstances, the Four months' Termination Notice or in lieu which should be equivalent of rent prorated in days of shortages, will be provided to the Tenant(s).
- 4.a Under the circumstances when the Tenancy Agreement is terminated due to the nature of owner in willingness of to use the unit for the Landlord's personal residential unit, and or to post selling the unit, the Tenant(s) agrees not to initiate any type of action. Tenant(s) agrees to release and discharge the Landlord or its designated representatives, of and from any and all causes of actions, complaints, claims, damages, costs, loses, and expenses of any nature or kind whatsoever, known or unknown, which as against the Releases and any of them, the Tenants has ever had, or at any time thereafter and all Tenants personal representatives can, shall, or may have, arising out of any cause, matter or thing.

5. An additional charge of SEVENTY-FIVE dollars NSF Processing Fee will be assessed to the Tenant(s) in the event the rent becomes overdue. There will be ANOTHER SEVENTY-FIVE dollars late payment fine to be assessed to the Tenant(s) when each payment is due. In the event the rent is not paid when due,

Landlord Initial  Tenant Representative Initial A.H. Witness Initial 
Contact Phone: 604-XXX-XXXX Contact Email: XXXXX@gmail.com

Landlord may serve the Tenant(s) a notice of termination as per the provisions of the Residential Tenancy Act. IT IS THE RESPONSIBILITY OF THE TENANT(s) TO ENSURE THE LANDLORD RECEIVES THE RENT BEFORE DUE. Should the rent become overdue, and the Landlord receives sue for the same, or sue for non-payment of rent, it is solid the Tenants responsibility to pay all court costs, legal fees, consulting fees and lawsuit costs, WHICH THE COURT AND ANY LAWSUIT RELATED TO THE ISSUE SHOULD BE HELD IN THE PROVINCIAL COURT AT LOWER MAINLAND IN BRITISH COLUMBIA, CANADA.

6. The Landlord accepts notices of the Tenant(s) complaints and accepts any services of legal process or notice. All complaints must be in writing and sent by receipt-required email to lingscent@gmail.com or to the above address attention to the Property Manager, Crystal Lin. IT IS THE RESPONSIBILITY OF THE TENANT(S) TO ENSURE THE LANDLORD RECEIVES THE COMPLAINTS THROUGH PROPER CONTACT, THE LANDLORD USUALLY WILL REPLY/RESPONSE WITH THE CONFIRMATION OF RECEIPT TO THE TENANT(S) THROUGH THE EMAIL WITHIN 24 HOURS AFTER THE COMPLAINT IS SENT. IT IS STRONGLY SUGGESTED THAT THE TENANT TO SEND THE EMAIL AGAIN OR USE PHONE TO CONTACT FOR CONFIRMATION IF THE READ RECEIPT IS NOT RECEIVED BY THE TENANT AFTER 24 HOURS THE COMPLAINT SENT.
7. The Tenant(s) agrees to accept notices, communication, services of legal process and any requests through the email harshsaini0239@gmail.com or to the unit attention to Harsh Saini.
8. There will be only 2 people occupying the premises and their names are:

One: Harsh Saini

Two: Abhay Singh

There will be only TWO ADULTs maximum in TOTAL occupying AS RESIDENTS in the premises at all times.

9. Except for casual guests, no other persons shall occupy the premises other than shown on this agreement, unless consent is given by the Landlord. If a guest uses the premises for a continuous period of more than 5 days, then he or she shall be deemed to be permanent occupant and such additional occupant is not acceptable without the written consent of the Landlord. No part of premises may be sublet unless written consent is obtained from the Landlord and without such permission, this Rental Agreement will be considered breached, and the Landlord may then issue a termination notice.
10. The Tenant(s) and guest(s) of the Tenant(s) shall use the premises for private residential purposes only, and not for any invitational and or commercial purpose. The Tenant(s) and guest(s) of the Tenant(s) shall never use the premises for illegal or unlawful purposes. Should any direct or indirect, part or all, damages within the premise caused by the invitational, commercial, illegal, or unlawful activities within the tenanted period, the Tenants this Rental Agreement will be considered breaching, and the Landlord will then issue a termination notice. The Tenants will also be fully responsible to the cost of recovery, and any direct or indirect court costs, legal fees, consulting fees and lawsuit costs which was caused by this Tenancy.
11. The Tenant(s) is obligated to bear and follow the 6511 Sussex Ave Strata Bylaw (attached in this contract). Under any circumstances while this agreement is still effective and or if the Tenant(s) and or tenant's guests are still occupying the unit, the Tenant(s) will be responsible for any issued fine from Strata Council to the unit, caused by the individual occupied the unit, and the individual visited the unit,

Landlord Initial  Tenant Representative Initial _____ Witness Initial 
Contact Phone: 604-XXX-XXXX Contact Email: XXXXX@gmail.com

and the pets related to the Tenants or Tenants' visitors or guests, and the belongings to the Tenants and the negligence of matters by the Tenants or tenants' visitors or guests. The payment OF FINE issued by the Strata must be paid within one calendar week after the Tenant(s) received the notice from the Landlord. The payment for paying the fine should be made to account payable Crystal Lin by certified cheque, bank draft or cash only.

12. In order to promote the convenience, safety, welfare and comfort of the Landlord and other people in neighborhood of the premises, the Tenant(s) and the visitor(s) and or guest(s) of the Tenant(s) shall not disturb, harass or annoy the Landlord or neighbors and shall not cause loud conversations, music, television, or other irritating sound and noise to disturb the peaceful enjoyment at any time, and shall maintain calm and quite between the hours of 9:00 PM and 8:00AM.
13. The Landlord shall maintain the premises and appliances provided by him/her in a condition that complies with Residential tenancy Act.

- a. Utilities will be paid by parties as indicated below:

Categories	Landlord	Tenant(s)
Electricity	NA	X
Gas	X	NA
Water (TAP)	X	NA
Telephone	NA	X
Cable TV	NA	X
Garbage Removal (Complex services)	X (The Landlord is responsible for the city of Burnaby Utility Bill which includes the Removal of Garbage in the complex)	X (Tenant(s) are responsible to remove the garbage from premises to the designated garbage bin(s) located in the building)
Strata General Insurance	X (under insurance coverage through Strata)	N/A
Contents/3rd Parties (Liability)Insurance	\N/A	X (The insurance copy is required before move-in, no keys will be handed until the insurance sheet is verified)

- b. Appliances/Equipment will be supplied in working order as indicated below. Although the Landlord supplies the appliances, the Tenant(s) is responsible to follow the manuals to use the appliances and maintain the appliances to the condition with the LEAST wear-and-tear.

Categories	Landlord	Tenant(s)
Stove (Miele)	X	N/A
Refrigerator (Miele)	X	N/A
Washer (LG)	X	N/A
Dryer (LG)	X	N/A
Dishwasher (Miele)	X	N/A

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Microwave (Miele)	X	N/A
Access Fob	X	N/A
Kitchen Hood (Miele)	X	N/A
Bathroom Fan	X	N/A

14. An Inspection of the premises will be made by both/all parties, and the condition of the premises recorded on a condition report and signed by both parties at the inspection. This inspection will be made prior to commencement of tenancy and can be referred to in deciding, as may be necessary, the disposition of the security deposit at the termination of the tenancy. Although the inspection in no way reduces the Landlord's responsibility to repair and maintain as in part 10 of this agreement, no promises for alterations, redecoration, remodeling, etc. will be binding unless noted on the condition report at the time of inspection by both/all parties present. The inspection for this tenancy is agreed by both parties to be executed on Jan 23rd 2024, a report will be made to copy both the Landlord and the Tenant(s).
15. The Landlord requires receipt from the Tenant(s) the sum of Half MONTH rental fee \$1,425.0 as a security deposit in CASH to secure the Tenants performance of obligations imposed by this agreement when this contract is signed by both parties. The Landlord requires receipt from the Tenant(s) the sum of additional security deposit \$100.0 in CASH to secure the Tenants performance of obligations imposed by this agreement when this contract is signed by both parties for storage rental. The following terms shall apply to the deposit:
- The Tenant(s) acknowledges and agrees that if the Landlord receives the security deposit, the Landlord is responsible for returning the security deposit when the contract is due with applicable interests.
 - The Landlord may claim only the amount reasonably necessary to repair damages to the premises caused by misconduct of the Tenant(s) or the guest and visitors of Tenant(s), except deterioration caused by fair wear and tear, or to remedy any other default by the Tenant(s) under the provisions of this agreement. The list of Chargeable Damage Cost is provided to the tenant(s) when the contract is signed.
 - If the Landlord claims any portion of the security deposit, he/she shall give the Tenant(s) a written accounting for the claim in the form prescribed by the applicable act dealing with the Landlord and Tenant(s) matters within Fifteen days of the Tenant(s) departures from the premises.
 - The security deposit can NOT be used for the last month's rent.
 - The Tenant(s) understands that the full amount of Security Deposit will be kept by the Landlord if the Tenancy Agreement is breached by Tenants between now to the date of this agreement due as Administration Fee.

16. The Tenant(s) may NEVER change the locks or means of access to the premises. The Landlord shall give Twenty-four 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 Tenant's consent to the Landlord's entry without such notice being given. The Landlord reserves the right to enter, without liability, on a MONTHLY basis to inspect the condition of the premises and/or to effect emergency repairs as well as to show prospective tenant(s) or buyer(s) or any other conduct related to such intentions. In addition, the Landlord reserves the right to sell the above premises, and the Landlord or his agent may enter the premises to show prospective buyers the property upon providing the Tenant(s) with Twenty-Four

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hours' notice. The Landlord agrees to honor all terms and conditions of the tenancy agreement if property is sold.

17. The Landlord will provide TWO sets of key/fob to the rented premises. IT IS EXTREMELY PROHIBITED THE TENANTS DUPLICATING THE KEY(S) WITHOUT WRITTEN PERMISSION FROM THE LANDLORD; THE ACTION WILL CAUSE THE TERMINATION OF THE TENANCY. Upon termination of the tenancy the Tenant(s) shall return to the Landlord the same KEYS which were given when this agreement commenced. THE KEY WILL BE SENT TO THE TENANTS BY REGISTERED MAIL OR IN PERSON ON OR BEFORE ~~Jan 30th 2024~~, WHEN THE SECURITY DEPOSIT AND THE FIRST MONTH RENT ARE PAID BY THE TENANT(S), AND THE CONTENTS AND LIABILITY INSURANCE HAS BEEN VERIFIED. SHOULD EITHER KEY LOST OR DAMAGED, THERE WILL BE A CAD\$100.0 CHARGE FOR EACH KEY TO BE REPLACED PLUS A CAD\$75 DOLLARS PROCESSING FEE TO THE LANDLORD.
18. A ONE FULL CALENDAR MONTH NOTICE TO THE LANDLORD IN WRITING IS REQUIRED TO the TENANT(S) WHEN TENANT(S) IS TERMINATING THE TENANCY; whether in the end of contract or in the middle. Should the Landlord decide to terminate the tenancy, LANDLORD SHOULD FOLLOW THE TENANCY ACT TO PROVIDE NOTICE. If the tenant(s) requests to terminate the tenancy in the middle of the month, the monthly rent will NOT be prorated by the last day of occupying. The termination date is subject to the date that the Tenant(s) returns the key(s) and the returning time is limited to no later than 11AM in the last day of applicable month.
19. The Tenant(s) shall maintain the premises in the condition under which they are released. The Tenant(s) must maintain ordinary health, cleanliness and sanitary standards throughout the residential premises and residential property including balcony and the public shared area throughout the complex. The Tenant(s) must take the necessary steps to repair damage to the residential premises and residential property caused by a willful or negligent act or omission of the Tenant(s) or guests of the Tenant(s). The Tenant(s) is not responsible for reasonable wear and tear to the residential premises.
20. The Tenant(s) agrees to inform the Landlord of any repairs required. The request should be in writing AND SENT TO THE LANDLORD THROUGH EMAIL or registered mail. The Tenant(s) acknowledges part 27 of this agreement the Tenant(s) Responsibility for Residential Premises of this agreement.
21. If the Tenant remains in possession after a lawful termination or after eviction without the Landlord's written consent, the Landlord may apply to appropriate authorities for an Order of Possession. The Landlord may recover damage from an over-holding the Tenant(s) by requesting a Monetary Order to recover the cost of recovery.
22. The Tenant is not allowed to do any renovations or alterations, painting, wallpapering, or decorating to the property without consent of the Landlord. Walls are to be restored at the Tenant's expense before the termination date. The tenant(s) remains liable for all damage caused willfully, negligently and/or carelessly by him/her, other occupants, or guests on the property. THE PAINTING SHOULD BE DONE UPON CONSENT FROM THE LANDLORD AND IS REQUIRED TO PAINT TO ITS ORIGINAL COLOR BEFORE THE TERMINATION DATE OF THE TENANCY.
23. It is expressly understood and agreed to by and between the parties of this agreement that, the Landlord, Owner or his/her agent shall not be held liable for any damage or injury to any person or persons which may occur on the premises for the duration of this agreement; nor shall the Landlord, Owner or his agent(s) be held liable for any personal property which is stolen or damaged due to

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flooding, leaks, fire, storming, any natural disasters, malfunction of equipment, structural problems, or for any reason whatsoever. All persons and personal property in or on the premises shall be at the sole risk and responsibility of the Tenant(s).

24. Under any circumstances should the Tenant(s) break the tenancy agreement for any reason, the Tenant(s) is responsible for the cost incurred to rent the property to new Tenant(s) UNTIL THE CONTRACT DUE DATE. The new Tenant(s) CAN BE ASSIGNED BY THE TENANTS, HOWEVER, will only be accepted when he or she is consent by the Landlord after interview and reference/credit/criminal check. The Landlord reserves the right to accept or decline the assignment of the new tenants from current tenants without any obligation or liability. The tenants are responsible for any extra cost incurred should the transfer of contract is to be made including all legal fees. When the assigned new Tenant(s) is qualified, this Tenancy Agreement will be terminated with agreed by the current remainder tenant(s) to proceed to a new tenancy agreement.
25. The Tenant(s) agrees to notify the Landlord of an intended absence of more than 3 days and permits the Landlord to enter the premises during the absence without 24 hours' notice sent prior Tenants for entry. The Landlord will respect the premises and the personal belongings of tenants during the visits, and the visits should only be when it is necessary and reasonable.
26. The tenant(s) agrees that the Landlord can raise the rent during the tenancy agreement period should the applicable allowance rate is posted by the Provincial government.
27. The Tenant(s) is NOT allowed for any pet(s).
28. The Tenant(s) is NOT allowed to smoke or vapor for recreational or medical reason. Such action will cause termination of the tenancy.
29. Tenant's Responsibilities for the Residential Premises:
 - a. Flooring: The Tenant(s) is responsible for periodic cleaning of the floor to maintain ordinary standards of cleanliness, using designated cleanser, WITHOUT water. It is extremely prohibited of using the outdoor shoes inside of this premise at all times. Should the flooring get damaged because of negligence; the Tenants will be charged to replace the whole flooring as the color and material difference. At the end of tenancy, the Tenant(s) will be held responsible for professionally certified cleaning the floor and the receipt of services will be required for termination. Should the Tenant(s) fail to provide certified cleaning receipts to the Landlord, the Landlord will assign the cleaning services and the Tenants will be responsible for the cost. Where the Tenant(s) has deliberately or carelessly broken the floor, or if puckering/cracking of single/multiple flooring pieces, the Tenant will be held responsible for replacing the whole flooring at the end of the Tenancy regardless of the length of the tenancy.
 - b. Internal Windows Covering: The provided window coverings are control through the remote controllers. The Tenant(s) is required to maintain the window covering clean when he or she vacates. The Tenant(s) should check in with the Landlord before cleaning in case there are any special cleaning instructions. Windows covering are to be cleaned by professional services and a copy of invoice is required at the end of Tenancy.
 - c. Windows: The tenant(s) is responsible for cleaning the inside windows and tracks during, and at the end of the tenancy, including removing molds if any which grew during the

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tenancy. The tenant (s) is responsible for cleaning the inside and outside of the balcony doors, windows and tracks during, and the end of the tenancy, including removing the mold and spider webs if any which grew during this tenancy.

- d. Major Appliances: At the end of the Tenancy the tenant(s) must clean the stove top, elements, and the oven. The Tenant(s) must defrost and clean the refrigerator at the end of the tenancy. The tenant(s) must clean the kitchen fan follow the instruction, which was provided by the Landlord, if any.
- e. Walls: The tenant(s) is responsible for washing scuff marks, fingerprints, etc. off the walls unless the textures if the wall prohibited wiping. The Tenant(s) must pay for repairing walls where there are an excessive number of nail holes, or large nails, or screws or tape have been used and left wall damaged. The tenant(s) is responsible for all deliberate or negligent damage to the walls.
- f. Property maintenance: The property management for this unit in 6511 Sussex Ave., Burnaby is under the Strata.

- 30. On termination of this tenancy agreement, and before vacating the subject premises the Tenant will return the unit in the same condition as at the time the unit handed over to the Tenant(s). Should the premises not be handed back in a satisfactory condition, the Landlord reserves the right to bill the Tenant(s) for janitorial services hired to do the cleaning, and restoration services for damages and recovery, if applicable.
- 31. It is extremely prohibited to smoke inside of the premise, in the common properties, and limited common properties (balconies and sundeck are included). The Tenancy will be terminated at Tenant(s) expense of responsible for the cost of advertisement for finding the new tenants when there is a complaint or claim related to smoking occurred during this tenancy.
- 32. It is extremely prohibited to smoke on common properties or limited common properties (balcony and sundeck are included) of complex where the property is located. In the event of any fine or complaints occurred related to smoking behavior, the Tenant(s) will be responsible to pay the fine issued by Strata council. The tenancy may be terminated at Tenant(s) expense of responsible for cost of advertisement for finding the new tenants after 3 events of fine.
- 33. This agreement should be terminated at the end of the date of agreement due date. Should the Tenant(s) be willing to sign the new agreement with the Landlord the new contract can be signed up to 4 months before the agreement due date. The Tenants will be given the priority for the contract renewal at the end of Tenancy.
- 34. It is extremely prohibited to have any kind of pet(s) inside of the premise, common properties, limited common properties (balconies and sundeck are included), the Tenancy will be terminated at the Tenant(s) expense of responsible for the cost of advertisement for finding the new tenants as well as the penalties when there is a proof related to pet(s) inside of the premise occurred during this tenancy.
- 35. In order to maintain the quality of this tenancy and property management, the Tenants agreed that the Landlord or the representative's consent from the Landlord are allowed to take pictures or video inside or around of this premises even when the Tenants are occupied. The Tenants understand it is impossible

Landlord Initial  Tenant Representative Initial A, H Witness Initial d
Contact Phone: 604-XXX-XXXX Contact Email: XXXXX@gmail.com

to avoid the Tenants and/or the Tenants' belongings to be captured in the images and will not hold liable responsibilities of any kind on the Landlord or representatives designated by the Landlord. All pictures taken are strictly for Tenancy purpose and are under the protection of Privacy Act.

36. It is extremely prohibited to remove or deactivate the fire prevention devices installed/remained in this unit, which are the sprinklers, smoke detectors and fire extinguisher. These devices are installed/remained in the unit to maintain the safety level for the unit. Should any of the devices being deactivated or removed by the tenants, it is considered breach this agreement and the Landlord can issue the Termination to end this tenancy. The Landlord will also issue the invoice of recovery cost for the devices removed/deactivated.

Thank you for the business. A walk-through property condition inspection will be performed at the beginning and the end of tenancy with further appointment. Should you have any questions in regards this tenancy, please call 604-880-2066 Monday to Friday from 9:00 AM to 7:00PM, or email linscent@gmail.com. All emergencies should be reported to either of this contact immediately or contact Burnaby Emergency line for assistance.

THIS DOCUMENT is intended to be the complete and the only record of the rental agreement. Both parties are to have a copy of this agreement; the original signed copy will be kept by the Landlord. All promises and agreements must be included herein in writing and agreed to by both parties or they are not enforceable, unless otherwise discussed and agreed upon between the Tenants and the Landlord in writing.

X

(Signature)

X

(Date)

Landlord's Name: CRYSTAL LIN

X

(Signature)

X

(Date)

Tenant's Name:

X

(Signature)

X

(Date)

Tenant's Name:

Landlord Initial

Tenant Representative Initial A, H Witness Initial L
Contact Phone: 604-XXX-XXXX Contact Email: XXXXX@gmail.com

*linscent
@gmail.
com
AH
a*

X

(Signature)

X

Jan 23 2024

(Date)

Witness' Name: Harry Yan

CONFIDENTIAL

Landlord Initial A Tenant Representative Initial A, H Witness Initial K
Contact Phone: 604-XXX-XXXX Contact Email: XXXXX@gmail.com

Damage item charge list

As Of Jan 1st 2024

Tenancy unit: 1301-6511 Sussex Ave., Burnaby, V5H 0K5

This list is subject to change with retail price movement without notice to tenants and is at no intention to present the market price for any services it may require.

Damage item	Chargeable cost CDN to be quoted by Strata
Balcony	5,000
Bathroom Cabinets	2,000
Bathroom vent	
Blinds (each)	2,000
Blinds Remote Controller (each)	500
Cleanable Floor Stains (each)	300
Repairable Floor damaged (each)	600
Doors (each)	2,000
Electronic panel	8,000
Breakers Panel	8,000
Electrical Outlet (each)	600
Fridge	3,000
Glass Sliding ext. door	2,000
Cleanable dirty spot (each)	300
Keys (each)	100
Kitchen Cabinet	5,000
Kitchen Hood	4,500
Light Bulbs (each)	200
Lighting features (each)	1,000
Mirror	1,000
Pipes (each)	1,000
Sanitizations (each room)	500
Shampooing (each room)	500
Showe/Faucet	1,000
Stove	3,600
Oven	To Be Confirmed
Microwave Panel	1,000
Microwave	To be Confirmed
Operation Control Panel (for the unit)	1,500
Dishwasher	3,200
Tiles (cracking or missing pieces)	2,000
Toilet	2,000
Toilet seat	500
Kitchen tap	3,000
Bathroom Tap	3,000
Bathroom Sink	3,000

Damage item	Chargeable cost CDN
Kitchen Sink	3,000
Walls (each)	2,000
Washer	1,800
Dryer	2,500
Windows (each)	3,000
Complex Fob (each)	To Be Confirmed
Glass Door in the Bathroom	2,000
Glass Divider in the Bathroom	3,000
Shelves inside the closet	2,000
Fire Sprinklers	to be quoted by Strata
Smoke Detector	to be quoted by Strata
CO Detector	To Be Confirmed
Fire Extinguisher	100
[All chargeable cost will be charged plus the applicable taxes]	



A. Legal name of landlord(s):

landlord first and middle name (or business name) Crystal	landlord last name Lin
landlord first and middle name <i>N/A</i>	landlord last name <i>N/A</i>

B. Landlord's address for service:

site/unit # <i>N/A</i>	street # and name 1282 White Pine Pl.	city Coquitlam	province BC	postal code V3B6Y6
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C. Legal name of tenant(s):

first and middle name Harsh	last name Saini
first and middle name Abhay	last name Singh

D. Address of rental unit:

site/unit # 1301	street # and name 6511 Sussex Ave.	city Burnaby	province BC	postal code V5H0K5
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E. Possession date

DD/MM/YYYY <i>Jan 30th 2024</i>	DD/MM/YYYY 23/01/2024
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G. Move-out date

DD/MM/YYYY	DD/MM/YYYY
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I. Legal name of tenant's agent (if applicable)

on move-in <i>N/A</i>	on move-out
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SEE INSTRUCTIONS FOR COMPLETING FORM ON LAST PAGE

FOR MORE INFORMATION:

www.gov.bc.ca/landlordtenant

Public Information Lines: 1-800-665-8779 (toll-free) Greater Vancouver: 604-660-1020 Victoria: 250-387-1602

Your personal information is collected under section 26 (a) and (c) of the Freedom of Information and Protection of Privacy Act for the purpose of administering the Residential Tenancy Act. If you have any questions regarding the collection of your personal information, please call 604-660-1020 in Greater Vancouver; 250-387-1602 in Victoria; or 1-800-665-8779 elsewhere in B.C.

Condition Codes:	Condition at Beginning of Tenancy		Condition at End of Tenancy	
	Comment	Code	Comment	Code
✓ = Good F = Fair P = Poor M = Missing ST = Stained	Walls and Trim	Brand New	✓	
J. Entry	Ceilings	Brand New	✓	
	Closets	Brand New	✓	
	Lighting Fixtures/ Ceiling fan/Bulbs	Brand New	✓	
	Windows/Coverings/ Screens	Brand New	✓	
	Electrical Outlets	Brand New	✓	
	Flooring (engineered/laminated)	Brand New	✓	
			✓	
			✓	
K. Kitchen	Ceiling	Brand New	✓	
	Walls and trim	Brand New	✓	
	Floor(engineered/laminated)	Brand New	✓	
	Countertop	Brand New	✓	
	Cabinets and Doors	Brand New	✓	
	Stove/Stove Top	Brand New	✓	
	Oven	Brand New	✓	
	Exhaust Hood and Fan	Brand New	✓	
	Taps, Sink and Stoppers	Brand New	✓	
	Refrigerator	Brand New	✓	
	Crisper/Shelves	Brand New	✓	
	Freezer	Brand New	✓	
	Door/Exterior	Brand New	✓	
	Closet(s)	Brand New	✓	
	Dishwasher	Brand New	✓	
	Lighting Fixtures/Bulbs	Brand New	✓	
	Windows/Coverings/ Screens	Brand New	✓	
	Electrical Outlets	Brand New	✓	
L. Living Room	Ceiling	Brand New	✓	
	Walls and Trim	Brand New	✓	
	Floor(engineered/laminated)	Brand new	✓	
	Central AC Controller	Brand New	✓	
	Fireplace	N/A		
	Tv Cable/Adaptor	Brand New	✓	
	Closet(s)	N/A		
	Lighting Fixtures/Ceiling Fans/Bulbs	N/A		
	Window/Coverings/ Screens/remote controller	Brand New	✓	
	Electrical Outlets	Brand New	✓	

Condition Codes:

✓ = Good D = Damaged
 F = Fair S = Scratched
 P = Poor B = Broken
 M = Missing DT = Dirty
 ST = Stained

		Comment	Code	Comment	Code
M. Dining Room	Walls and Trim	Ditto with Kitchen			
	Ceilings	Ditto with Kitchen			
	Floor/Carpets	Ditto with Kitchen			
	Lighting Fixtures/ Ceiling fan/Bulbs	Ditto with Kitchen			
	Windows/Coverings/ Screens	Ditto with Kitchen			
	Electrical Outlets	Ditto with Kitchen			
N. Stairwell and Hall	Treads and Landings	N/A			
	Railing/Bannister	N/A			
	Walls and trim	N/A			
	Ceilings	N/A			
	Closets	N/A			
	Lighting Fixtures/Bulbs	N/A			
	Windows/Coverings/ Screens	N/A			
	Electrical Outlets	N/A			
O.Bathroom	Ceiling	Brand New	✓		
	Walls and Trim	Brand New	✓		
	Floor Tiles	Brand New	✓		
	Cabinets and Mirror	Brand New	✓		
	Shower/Taps/ Stopper	Brand New	✓		
	Sink/Stopper/Taps	Brand New	✓		
	Toilet	Brand New	✓		
	Glass Door/Divider	Brand New	✓		
	Lighting Fixtures/Ceiling Fans/Bulbs	Brand New	✓		
	Window/Coverings/ Screens	N/A			
	Electrical Outlets	Brand New	✓		
P. Master Bedroom (1)	Ceiling	Brand New	✓		
	Walls and Trim	Brand New	✓		
	Floor(Engineered/Laminated)	Brand New	✓		
	Closet(s)	Brand New	✓		
	Doors	Brand New	✓		
	Lighting Fixtures/Ceiling Fans/Bulbs	Brand New	✓		
	Window/Coverings/ Screens/Remote Controller	Brand New	✓		
	Electrical Outlets	Brand New	✓		

Condition Codes:

✓ = Good D = Damaged
 F = Fair S = Scratched
 P = Poor B = Broken
 M = Missing DT = Dirty
 ST = Stained

		Comment	Code	Comment	Code
Q. Bedroom (2)	Walls and Trim	Brand New	✓		
	Ceilings&access panel	Brand New	✓		
	Floor(engineered/laminated)	Brand New	✓		
	Closet(s)	Brand New	✓		
	Door	Brand New	✓		
	Lighting Fixtures/Ceiling fan/Bulbs	Brand New	✓		
	Windows/Coverings/Screens	N/A			
	Electrical Outlets	Brand New	✓		
R. Exterior	Front and Rear Entrances	N/A			
	Patio/Balcony Doors	Brand New	✓		
	Garbage Containers	N/A			
	Glass and Frames	N/A			
	Stucco and/or siding	N/A			
	Lighting Fixtures/Bulbs	Brand New	✓		
	Grounds and Walks	N/A			
	Electrical Outlets	Brand New	✓		
S. Utility Room	Washer/Dryer	Brand New	✓		
	Electrical Outlets	Brand New	✓		
T. Garage or Parking Area	Electrical Outlets	N/A			
U. Basement	Stair and Stairwell	N/A			
	Walls and Floor/Carpet	N/A			
	Furnace, Water Heater, Plumbing	N/A			
	Windows/Coverings/Screens	N/A			
	Lighting Fixtures/Bulbs	N/A			
	Electrical outlets	N/A			
V. Storage	Gate door and lock	Brand New	✓		
W. Keys and Controls	Type of key or control	# Issued at start of tenancy		# Returned at end of tenancy	
	Building entrance fob	Brand New		✓	
	Rental unit entrance main locks	Brand New		✓	
	Rental unit deadbolt	N/A			
	Parking remote control	N/A			

X. Start of Tenancy

List Repairs to be complete at the start of the tenancy:

N/A

Y. I. (tenant's name) Harsh Saini and Abhay Singh *(A) (AS)*

- Agree that this report fairly represents the condition of the rental unit
 Do not agree that this report fairly represents the condition of the rental unit for the following reasons:

Z. End of Tenancy

List Damage to the rental unit or residential property for which the tenant is responsible:

1. I, (tenant's name) Harsh Saini *and Abhay Singh* *(A)* *(A/H)*

Agree that this report fairly represents the condition of the rental unit

Do not agree that this report fairly represents the condition of the rental unit for the following reasons:

2. I, (tenant's name) Harsh Saini *and* *Abhay Singh* agree to the following deductions from my security and/or pet damage deposit:

Security Deposit: \$1425.00 *(A)* *(A/H)* Pet Damage Deposit: N/A

Date: DD/MM/YYYY 23/01/2024 *(A/H)*

Signature of Tenant: *Abhay Singh* *Harsh Saini*

3. Landlord's signature (on move-in)

Ryan

Landlord's signature (on move-out)

4. Tenant's signature (on move-in)

Abhay Singh, Harsh Saini

Tenant's signature (on move-out)

Harsh Saini

5. Tenant's forwarding address:

site/unit #	street # and name	city	province	postal code

Email address for service:

6. Landlord's name and address at the end of the tenancy:

first and middle name	last name

site/unit #	street# and name	city	province	postal code

INSTRUCTIONS FOR COMPLETING RENTAL UNIT CONDITION REPORT

The landlord and tenant or their representatives are to view the condition of the rental unit together and record the condition of the rental unit at the time of move-in and at the time of moveout by the tenant. This form is provided as a sample only. If this form is not used, landlords and tenants must ensure that their form complies with the Residential Tenancy Regulation (Part 3, sections 19 & 20). If the landlord or tenant complete improvements, it is recommended that a new condition inspection report is completed or an addendum signed by both parties is attached to this report.

At the Start of the Tenancy:

1. Box A: Insert the legal name of the landlord.
2. Box B: Insert the landlord's address for service at the start of the tenancy.
3. Box C: Insert the legal name of the tenant.
4. Box D: Insert the address of the rental unit, including suite or apartment number and street address as set out in the tenancy agreement.
5. Box E: Insert the date the tenant is entitled to possession of the rental unit.
6. Box F: Insert the date the move-in inspection is conducted.
7. Box I: Insert the names of the person who carries out the inspection on behalf of the tenant, if not the tenant.
8. Boxes J, K, L, M, N, O, P, Q, R, S, T, U and V: Use the "Comment" and "Code" columns under the heading "Condition at Beginning of Tenancy" to record the code that best describes the condition of the premises at the beginning of the tenancy for each of the rooms or areas of the rental unit listed in these boxes. Under the Code column list the code for the word that best describes the state of repair or damage, and the code that best describes the state of cleanliness of the unit. If condition and cleanliness are both good, use the . If not, only one code for condition and one code for cleanliness (DT or ST), should be used. Use the comment column to provide details, if necessary, to better describe the condition described by the codes. FOR EXAMPLE: if the ceiling had 3 small holes in it and was clean, on the "ceiling" line you would insert in the Code column the code letter "D" to indicate that the ceiling was damaged and would write the words "3 small holes" in the comment column to describe the damage. If the ceiling was also dirty, you would also insert the letters DT in the Code column. Blank lines should be used to add items such as furniture and electrical connections that are not specified on the form. Tenants can use the "comments" column to note any specific disagreement with the landlord's assessment.
9. Box W: Keys and Controls. Use this section to record the number of keys or controls given to the tenants at the beginning of the tenancy. Keys and controls include metal or plastic door keys, and remote controls to open secured parking gates or garage doors.
10. Box X: Use this box to list repairs that need to be done at the start of the tenancy.
11. Box Y: If the tenant disagrees with the report, check "disagree, for the following reasons", note the parts of the report that he or she disagrees with, if any, and set out the condition that he or she thinks best describes that part of the rental unit, and then sign and date this box. If the tenant agrees with report, check "agree", and sign and date the box.
12. Box Z: The landlord is to sign in this box on move-in, indicating that the report has been completed.
13. Box 4: The tenant, or the tenant's agent, is to sign in this box on move-in, indicating that the report has been completed.
14. The landlord should give the tenant a signed copy of this report immediately, if possible, or must provide a signed copy to the tenant within 7 days of the inspection.

At the End of the Tenancy:

15. Box G: Insert the date the tenant moves out of the rental unit.
16. Box H: Insert the date the move-out inspection is carried out.
17. Box I: Insert the names of the person who carries out the inspection on behalf of the tenant, if not the tenant.
18. Boxes J, K, L, M, N, O, P, Q, R, S, T, U and V: Following the procedure set out in (8), using the column for "Condition at End of Tenancy".
19. Box W: Record the number of keys or controls returned by the tenants at the end of the tenancy.
20. Box Z: Use this box to list all damage to the rental unit or residential property for which the tenant is responsible. date the inspection was completed, and the date the landlord receives the tenant's forwarding address in writing.
21. Box 1: If the tenant disagrees with the report, check "do not agree, for the following reasons", note the parts of the report that he or she disagrees with, if any, and set out the condition that he or she thinks best describes that part of the rental unit, and then sign and date this box.. If the tenant agrees with report, check "agree", and sign and date the box.
22. Box 2: If, at the end of the tenancy, the tenant agrees that the landlord may retain all or a part of the security deposit or the pet damage deposit to pay a liability or obligation owed by the tenant to the landlord, the tenant should set out details of the amounts to be deducted, and what each amount is for. The tenant's agent cannot agree to deductions from the security or pet damage deposit without authorization from the tenant.
23. Box 3: The landlord is to sign in this box on move-out, indicating that the report has been completed.
24. Box 4: The tenant, or the tenant's agent, is to sign in this box on move-out, indicating that the report has been completed.
25. Box 5: The tenant, or the tenant's agent, is to insert the tenant's forwarding address in this space so that the landlord will have an address to forward the security deposit and mail, to the tenant.
26. Box 6: The landlord is to insert his or her name and current mailing address in this space so that the tenant may know where and how to contact the landlord in the future.
27. The landlord should give the tenant a signed copy of this report immediately, if possible. If the landlord needs to have a copy made, a signed copy must be provided to the tenant within 15 days after the later of, the date the inspection was completed, and the date the landlord receives the tenant's forwarding address in writing (this includes an email address provided by the tenant as an address for service).