# SUBLEASE AGREEMENT

Date: {{current\_date}}

THIS SUBLEASE AGREEMENT ("Agreement") is made between:

ORIGINAL TENANT ("Sublandlord"):

Name: {{tenant\_name}}

Current Address: {{property\_address}}, {{property\_city}}, {{property\_province}} {{property\_postal\_code}}

Phone: {{tenant\_phone}}

Email: {{tenant\_email}}

SUBTENANT:

Name: {{subtenant\_name}}

Current Address: {{subtenant\_current\_address}}

Phone: {{subtenant\_phone}}

Email: {{subtenant\_email}}

1. PREMISES

Sublandlord agrees to sublease to Subtenant, and Subtenant agrees to sublease from Sublandlord, the premises located at {{property\_address}}, {{property\_city}}, {{property\_province}} {{property\_postal\_code}} (the "Premises"), consisting of: {{premises\_description}}.

2. TERM

The term of this sublease shall begin on {{start\_date}} and end on {{end\_date}} (the "Term").

3. RENT

Subtenant shall pay a monthly rent of ${{monthly\_rent}} CAD, due on the {{rent\_due\_day}} day of each month. The first payment is due on {{first\_payment\_date}}.

Payment Method: {{payment\_method}}

4. SECURITY DEPOSIT

Subtenant shall pay a security deposit of ${{security\_deposit}} CAD upon signing this Agreement. This deposit will be returned within 10 days after the end of the sublease term, less any deductions for damages beyond normal wear and tear or unpaid rent.

5. UTILITIES

The following utilities are included in the rent: {{utilities\_included}}.

The following utilities are the responsibility of the Subtenant: {{utilities\_not\_included}}.

6. USE OF PREMISES

The Premises shall be used for residential purposes only by the Subtenant(s) named above. Subtenant shall not further sublet the Premises to another party.

7. MASTER LEASE

This sublease is subject to the terms and conditions of the master lease between Sublandlord and {landlord\_name} ("Landlord"), dated {original\_lease\_date}. A copy of the master lease is attached to this Agreement, and Subtenant agrees to comply with all terms of the master lease.

Under the Residential Tenancy Act, subleasing requires written consent from the landlord, which cannot be unreasonably withheld. Sublandlord confirms that:

☐ Landlord has provided written consent for this sublease on {{landlord\_consent\_date}}

☐ Landlord's consent is not required based on the terms of the master lease

8. SUBTENANT OBLIGATIONS

Subtenant agrees to:

a) Keep the Premises in a clean and sanitary condition.

b) Comply with all obligations that would apply to the Sublandlord under the master lease.

c) Respect building rules and homeowner association regulations (if applicable).

d) Allow Sublandlord access to the Premises with reasonable notice for inspection, repairs, or to show the Premises to prospective tenants.

9. ADDITIONAL PROVISIONS

{{additional\_provisions}}

10. GOVERNING LAW

This Agreement is governed by the laws of the province of {property\_province} and the Residential Tenancy Act.

THE PARTIES HAVE EXECUTED THIS AGREEMENT AS OF THE DATE FIRST WRITTEN ABOVE.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Sublandlord: {{tenant\_name}}

Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Subtenant: {{subtenant\_name}}

Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

LANDLORD CONSENT (if applicable):

I, {{landlord\_name}}, landlord of the Premises, consent to this sublease.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Landlord: {{landlord\_name}}

Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_