

RENT PAYMENT AGREEMENT

This payment agreement is issued on the _____ day of _____, 20_____ between:

00650779
_____ (tenant)
_____ (rental address)
_____ (lease number)

and

UrbanCube Properties Corp.

do hereby agree to enter a rent payment plan for the tenant to pay in full a total rent balance. The landlord agrees not to take any eviction action, including the serving of termination notice or filing of eviction action in court, as long as the tenant complies with this payment plan. The landlord also agrees not to change the monthly payment amount during the term of tenancy, it can be changed only if the landlord and tenant agree to the changes in writing. Failure to make any payment by any amount is considered a material violation of the tenancy agreement and failure to remedy any notice already received and is grounds for further action as permitted by law.

RENT PAYMENT SCHEDULE

The term of rent payment plan can not longer than the term of tenancy in the original agreement and rent deposit only will be applied to the plan for the last rental period which is confirmed by the notice to terminate the tenancy.

THE TERM OF TENANCY AGREEMENT starts on 20____/____/____ fixed length of time ending on 20____/____/____

12 Month Payment Plan 8 Month Payment Plan Lump-Sum Payment Plan

RENT DISCOUNTS

1. **ON-TIME DISCOUNT:** The landlord offers the tenants a discount of 2% of the lawful rent for paying rent on or before the first day of each month.
2. **RENT-FREE DISCOUNT:** The landlord also offers the tenants who has fixed term of tenancy a discount of one month free-rent spread evenly over eight-months fixed term of tenancy or two months free-rent spread evenly over twelve-months fixed term of tenancy.

THE LAWFUL RENT IN THE TENANCY AGREEMENT	\$
ON-TIME DISCOUNT	- \$
RENT-FREE DISCOUNT	- \$
THE MONTHLY RENT PAYMENT IF PAID ON TIME	\$

* Rent-free Discount will be expired and invalid after the fixed term of tenancy on the tenancy agreement.

RENEW TENANCY

You may continue to occupy your rental unit after the term of tenancy stated above at the lawful rent. If you wish to continue enjoy Rent-Free Discount, you may renew your tenancy agreement for another fixed term or enter into a new agreement. For more information, please contact management office 90 days before the end of your term of tenancy.

DEPOSIT AND INITIAL CHARGE

The landlord can only collect a deposit for the last month's lawful rent and a refundable key deposit. The tenant does not have to provide any other form of deposit, such as pet or damage deposits. The rent deposit will be returned to the tenant who signed this rent payment agreement within 30 days after the entire group of tenants moving out and return all the keys to the local management office.

Key Deposit	\$
Rent Deposit	\$
Total Refundable Deposit	\$

PAYMENT INFORMATION

Rent is payable to	UrbanCube Properties Corp.
Office mail address	Unit 5 - 3165 Sandwich St. Windsor, Ontario, N9C 1A7
Office phone number	+1 (519) 997-3325
Office hours	Monday to Friday 10:00 a.m. to 5:00 p.m.
Method of Payment	Cash, Cheque and Online EFT (PAD)

SERVICES AND FEES

Non-Sufficient Fund (NSF) Charge	\$ 20.00 per transaction + \$7.50 Bank Charge
Wire Transfer Convenience Fee	\$ 50.00 per transaction

WELCOME CREDIT

This is one-time rental incentive for our preferred tenant and have a current lease with us. If the tenant moves out before the end of tenancy or sublease to someone else. The management have the right to take back the credit without notice to the tenant. The detail of the welcome credit will be listed below:

We offer our tenant with Personal Pre-Authorized Debit as the method of payment which is the safest way to pay your rent on time and can be changed or cancelled anytime online during your tenancy. If you need help to set up online payment, please take a **Personalized Void Cheque** or go to your bank ask for the **Direct Debit Information** or **Void Cheque Form** come to the management office. Account holder's name(s) must be printed on the cheque by the financial institution.

Landlord/Agent:		
Name	Signature	Date (yyyy/mm/dd)
	<i>Jewel</i>	Jul 21, 2023
Tenant:		
Name	Signature	Date (yyyy/mm/dd)
	<i>Mamta Patel</i> <i>R. Wilson</i>	Jul 10, 2023

**Note**

This tenancy agreement (or lease) is required for tenancies entered into on **March 1, 2021 or later**. It does not apply to care homes, sites in mobile home parks and land lease communities, most social housing, certain other special tenancies or co-operative housing (see Part A of General Information).

Residential tenancies in Ontario are governed by the *Residential Tenancies Act, 2006*. This agreement cannot take away a right or responsibility under the *Residential Tenancies Act, 2006*.

Under the Ontario *Human Rights Code*, everyone has the right to equal treatment in housing without discrimination or harassment.

All sections of this agreement are mandatory and cannot be changed.

1. Parties to the Agreement

Residential Tenancy Agreement between:

Landlord(s)

1. Landlord's Legal Name

Note:

See Part B in General Information

and Tenant(s)

1. Last Name	First Name
2. Last Name	First Name
3. Last Name	First Name
4. Last Name	First Name

2. Rental Unit

The landlord will rent to the tenant the rental unit at:

Unit (e.g., unit 1 or basement unit)	Street Number	Street Name
City/Town Windsor	Province Ontario	Postal Code

Number of vehicle parking spaces and description (e.g., indoor/outdoor, location)
please see parking agreement for parking information and monthly fees

The rental unit is a unit in a condominium.

Yes No

If yes, the tenant agrees to comply with the condominium declaration, by-laws and rules, as provided by the landlord.

3. Contact Information

Address for Giving Notices or Documents to the Landlord

Unit 5	Street Number 3165	Street Name Sandwich St.	PO Box
City/Town Windsor		Province ON	Postal Code/ZIP Code N9C 1A7

Both the landlord and tenant agree to receive notices and documents by email, where allowed by the Landlord and Tenant Board's Rules of Procedure.

Yes No

Manvivenkatesh21199@gmail.com

If yes, provide email addresses:

shivambhosale1511@gmail.com

The landlord is providing phone and/or email contact information for emergencies or day-to-day communications:

Yes No

If yes, provide information:

Office Phone: 519-997-3325

Office Hours: Monday - Friday 10:00-17:00

Emergency Service Phone: 226-946-8159

Note:

See Part B and E in General Information

4. Term of Tenancy Agreement

This tenancy starts on:

Date (yyyy/mm/dd)

This tenancy agreement is for: (select an option below and fill in details as needed)

a fixed length of time ending on:

Date (yyyy/mm/dd)

a monthly tenancy

other (such as daily, weekly, please specify): _____

Note:

The tenant does not have to move out at the end of the term. See Parts C and D in General Information.

5. Rent

a) Rent is to be paid on the first (e.g., first, second, last) day of each (select one):

Month

Other (e.g., weekly) _____

b) The tenant will pay the following rent:

Base rent for the rental unit _____

Parking (if applicable) _____

Other services and utilities (specify if applicable):

Total Rent (Lawful Rent) _____

This is the lawful rent for the unit, subject to any rent increases allowed under the *Residential Tenancies Act, 2006*. For example, the landlord and tenant may agree to a seasonal rent increase for additional services of air conditioning or a block heater plug-in. This amount does not include any rent discounts (see Section 7 and Part G in General Information).

c) Rent is payable to:

d) Rent will be paid using the following methods:
Cash, Cheque and Online EFT

Note:

The tenant cannot be required to pay rent by post-dated cheques or automatic payments, but can choose to do so.

e) If the first rental period (e.g., month) is a partial period, the tenant will pay a partial rent of \$ _____ on _____.

This partial rent covers the rental of the unit from _____ Date (yyyy/mm/dd) to _____ Date (yyyy/mm/dd) _____ Date (yyyy/mm/dd).

f) If the tenant's cheque is returned because of non-sufficient funds (NSF), the tenant will have to pay the landlord's administration charge of \$ 27.50 _____ plus any NSF charges made by the landlord's bank.

Note:

The landlord's administration charge for an NSF cheque cannot be more than \$27.50.

6. Services and Utilities

The following services are included in the lawful rent for the rental unit, as specified:

Gas	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Air conditioning	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Additional storage space	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
On-Site Laundry	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Guest Parking	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Other Internet	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Other Lawn Cutting and Snow Removal	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Other _____	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Provide details about services or list any additional services if needed (if necessary add additional pages):
please see the additional charge in the lease details

The following utilities are the responsibility of:

Electricity Landlord Tenant

Heat Landlord Tenant

Water Landlord Tenant

If the tenant is responsible for any utilities, provide details of the arrangement, e.g. tenant sets up account with and pays the utility provider, tenant pays a portion of the utility costs (if necessary add additional pages):

- a. If all utilities paid by Landlord we charge additional tenant for Flat Utilities Fee at \$75.00 per month per tenant.
- b. If utilities paid by Tenant we offer a voluntary program help tenant management the utility bills please ask office for the program information.

7. Rent Discounts

Select one:

There is no rent discount.

or

The lawful rent will be discounted as follows:

Provide description of rent discount (if necessary add additional pages):

- a. ON-TIME DISCOUNT: The landlord offers the tenant a discount of 2% of the lawful rent for paying rent on or before the first day of each month.
- b. RENT-FREE DISCOUNT: The landlord also offers the tenant a discount of one month free-rent spread evenly over eight-months fixed term lease of tenancy or two months free-rent spread evenly over twelve-months fixed term lease of tenancy.

Note:

See Part G in General Information for what types of discounts are allowed.

8. Rent Deposit

Select one:

A rent deposit is not required.

or

The tenant will pay a rent deposit of \$ _____ . This can only be applied to the rent for the last rental period of the tenancy.

Note:

This amount cannot be more than one month's rent or the rent for one rental period (e.g., one week in a weekly tenancy), whichever is less. This cannot be used as a damage deposit. The landlord must pay the tenant interest on the rent deposit every year. See Part H in General Information.

9. Key Deposit

Select one:

A key deposit is not required.

or

The tenant will pay a refundable key deposit of \$ _____ to cover the cost of replacing the keys, remote entry devices or cards if they are not returned to the landlord at the end of the tenancy.

If a refundable key deposit is required, provide description and number of keys, access cards and remote entry devices:
See Key Receipt for more details

Note:

The key deposit cannot be more than the expected replacement cost. See Part H in General Information.

10. Smoking

Under provincial law, smoking is not allowed in any indoor common areas of the building. The tenant agrees to these additional rules on smoking:

Select one:

None

or

Smoking rules

Provide description of smoking rules (if necessary add additional pages):

All rental promise are Non-Smoking buildings and smoking inside, on a balcony or within 9 meters of any entrance to the premises is against the conditions of the lease and the landlord has the right to give a Notice of Termination if the tenant smokes.

The tenant agrees pay additional \$500.00 penalty charge by Property Management Company other than any fine charge by the City. See detailed rules and regulation on smoking in Lease Addendum

Note:

In making and enforcing smoking rules, the landlord must follow the Ontario *Human Rights Code*. See Parts M and S in General Information.

11. Tenant's Insurance

Select one:

There are no tenant insurance requirements.

or

The tenant must have liability insurance at all times. If the landlord asks for proof of coverage, the tenant must provide it. It is up to the tenant to get contents insurance if they want it.

12. Changes to the Rental Unit

The tenant may install decorative items, such as pictures or window coverings. This is subject to any reasonable restrictions set out in the additional terms under Section 15.

The tenant cannot make other changes to the rental unit without the landlord's permission.

13. Maintenance and Repairs

The landlord must keep the rental unit and property in good repair and comply with all health, safety and maintenance standards.

The tenant must repair or pay for any undue damage to the rental unit or property caused by the wilful or negligent conduct of the tenant, the tenant's guest or another person who lives in the rental unit.

The tenant is responsible for ordinary cleanliness of the rental unit, except for any cleaning the landlord agreed to do.

Note:

See Part J in General Information.

14. Assignment and Subletting

The tenant may assign or sublet the rental unit to another person only with the consent of the landlord. The landlord cannot arbitrarily or unreasonably withhold consent to a sublet or potential assignee.

Note:

There are additional rules if the tenant wants to assign or sublet the rental unit. See Part P in General Information.

15. Additional Terms

Landlords and tenants can agree to additional terms. Examples may include terms that:

- Require the landlord to make changes to the unit before the tenant moves in, and
- Provide rules for use of common spaces and/or amenities.

These additional terms should be written in plain language and clearly set out what the landlord or tenant must or must not do to comply with the term. If typed, the additional terms should be in a font size that is at least 10 points.

An additional term cannot take away a right or responsibility under the *Residential Tenancies Act, 2006*.

If a term conflicts with the *Residential Tenancies Act, 2006* or any other terms set out in this form, the term is void (not valid or legally binding) and it cannot be enforced. Some examples of void and unenforceable terms include those that:

- Do not allow pets (however, the landlord can require the tenant to comply with condominium rules, which may prohibit certain pets),
- Do not allow guests, roommates, any additional occupants,
- Require the tenant to pay deposits, fees or penalties that are not permitted under the *Residential Tenancies Act 2006* (e.g., damage or pet deposits, interest on rent arrears), and
- Require the tenant to pay for all or part of the repairs that are the responsibility of the landlord.

See General Information for more details.

The landlord and tenant may want to get legal advice before agreeing to any additional terms.

Select one:

There are no additional terms.

or

This tenancy agreement includes an attachment with additional terms that the landlord and tenant agreed to.

16. Changes to this Agreement

After this agreement is signed, it can be changed only if the landlord and tenant agree to the changes in writing.

Note:

The *Residential Tenancies Act, 2006* allows some rent increases and requires some rent reductions without agreement between the landlord and tenant. See Part I in General Information.

17. Signatures

By signing this agreement, the landlord(s) and the tenant(s) agree to follow its terms. The landlord(s) or tenant(s) can sign this lease electronically if they both agree.

Unless otherwise agreed in the additional terms under Section 15, if there is more than one tenant, each tenant is responsible for all tenant obligations under this agreement, including the full amount of rent.

Landlord(s):

Name	Signature	Date (yyyy/mm/dd)
		Jul 21, 2023

Tenant(s):

Name	Signature	Date (yyyy/mm/dd)
		Jul 10, 2023
		Jul 10, 2023

Note:

All of the landlords and tenants listed on the first page in Section 1 (Parties to the Agreement) must sign here. The landlord must give a copy of this agreement to the tenant within 21 days after the tenant signs it.

This Appendix sets out basic information for landlords and tenants. It is not intended as legal advice, and it is not an official interpretation of the *Residential Tenancies Act, 2006* (the Act). Please refer to the Act for the specific rules.

The Landlord and Tenant Board also provides information about landlords' and tenants' rights and responsibilities under the Act.

Landlord and Tenant Board:

Toll free: 1-888-332-3234

Toronto area: 416-645-8080

TTY: Bell Relay Service at 1-800-855-0511

Website: www.tribunalsontario.ca/ltb/

A. When to Use This Form

This form (standard form of lease) must be used for most residential tenancy agreements (leases).

This form should **not** be used for:

- care homes,
- sites in mobile home parks or land lease communities,
- social and supportive housing that is exempt from the rent increase guideline (see the regulation under the Act for specific exemptions),
- member units in co-operative housing, and
- any other accommodation that is exempt from the Act (see Section 5 of the Act).

B. Change of Landlord

A new landlord has the same rights and duties as the previous landlord. A new landlord must follow all the terms of this agreement unless the tenant and new landlord agree to other terms. A new landlord should provide the tenant with their legal name and address.

C. Renewing a Tenancy Agreement (Part V of the Act)

If the landlord and tenant agree that the tenancy will last for a specific period of time, this is called a fixed term tenancy. This is because both the start and end date are set out in the tenancy agreement.

The end of an agreement does not mean the tenant has to move out or sign a renewal or new agreement in order to stay. The rules of the agreement will still apply and the tenant still has the right to stay:

- as a monthly tenant, if the agreement was for a fixed term or monthly tenancy,
- as a weekly tenant, if the agreement was for a weekly tenancy, or
- as a daily tenant, if the agreement was for a daily tenancy.

The landlord and tenant can also agree to renew the agreement for another fixed term or enter into a new agreement. In any case, changes to the rent must follow the rules under the Act (see Part I below for further information).

D. Ending the Tenancy (Part V of the Act)

The landlord or tenant must follow the rules of the Act when ending a tenancy.

When the tenant can end the tenancy

The tenant can end a tenancy by giving the landlord proper notice using the appropriate Landlord and Tenant Board form. They must give:

- at least 60 days' notice if they have a monthly or fixed term tenancy, or
- at least 28 days' notice if they have a daily or weekly tenancy.

For a fixed term tenancy, the notice cannot be effective before the last day of the fixed term. For a monthly or weekly tenancy, the notice must be effective on the last day of a rental period (e.g. month or week).

In certain situations, a tenant who has experienced sexual or domestic violence can give 28 days' notice to end the tenancy at any time, even if the tenant has a fixed term agreement (e.g., one year agreement). They must use the notice form approved by the Landlord and Tenant Board.

When the landlord can end the tenancy

The landlord can only give the tenant notice to end the tenancy in certain situations. These situations are set out in the Act. The landlord cannot evict the tenant unless the landlord follows the proper rules. These rules are set out in the Act. In most cases, the landlord must give proper notice to end the tenancy using the right form. Forms are available on the Landlord and Tenant Board's website.

If the landlord gives a tenant notice to end the tenancy, the tenant does not have to move out.

The landlord can give the tenant notice to end the tenancy in certain situations where the tenant is at fault. Examples include:

- tenant does not pay the full rent when it is due,
- tenant causes damage to the rental unit or building, and
- tenant substantially interferes with the reasonable enjoyment of other tenants or the landlord.

The landlord may also give notice to end a tenancy in certain situations that are not the tenant's fault, but only at the end of the term or rental period. In these cases, landlords must still give proper notice, and tenants may be entitled to compensation and/or the right to return to the unit. Examples include:

- landlord or purchaser needs the unit for themselves, an immediate family member, or caregiver, and
- landlord needs to do extensive repairs or renovations that require a building permit and vacant possession of the unit.

If the tenant does not move out, the landlord must apply to the Landlord and Tenant Board in order to evict the tenant. The Landlord and Tenant Board will hold a hearing and decide if the tenancy should end. Both the landlord and the tenant can come to the hearing and explain their side to the Landlord and Tenant Board. If the Landlord and Tenant Board orders an eviction, the eviction order can only be enforced by the Sheriff (Court Enforcement Officer).

It is an offence for the landlord to evict a tenant without following this process. If convicted, the landlord could face a fine of up to \$50,000 (for an individual) or \$250,000 (for a corporation).

If the Landlord and Tenant agree to end the tenancy

The tenant and landlord can agree to end a tenancy at any time by using the proper Landlord and Tenant Board form. Some landlords may ask the tenant to sign that form when signing the tenancy agreement (lease). In most cases, an agreement to end a tenancy signed at the beginning of the tenancy agreement is unenforceable and the tenant does not have to move out.

There is more information on how to end a tenancy and reasons for eviction in the Act and in brochures on the Landlord and Tenant Board website.

E. Giving Notices and Documents (Part XII of the Act)

The landlord and tenant have to deliver some official notices and other documents in writing. These notices and documents can be:

- hand delivered,
- left in a mail box or a place where mail is ordinarily delivered, or
- mailed (this will count as delivered five days after mailing).

There are also other ways to serve notices and documents. For more information, contact the Landlord and Tenant Board or see the Rules of Practice on its website.

F. Rent and Rent Receipts (Part VII of the Act)

Rent is the amount the tenant pays to the landlord to occupy the rental unit and receive services or facilities agreed to in this agreement.

The tenant must pay their rent on time. If they do not, the landlord can give them notice to end the tenancy.

If the tenant asks for a receipt for rent or any payment or deposit, the landlord must give them one for free. This also applies to a former tenant who asks for a receipt within 12 months after the end of their tenancy.

G. Rent Discounts (Part VII of Act)

The landlord can offer the tenant a discount for paying rent on or before the date it is due. This discount can be up to two per cent of the lawful rent.

The landlord can also offer rent-free periods or discounts in one of three ways:

- Rent-free periods of up to three months within any 12-month period,
- A discount of up to one month's rent spread evenly over eight months, or
- A discount of up to two months' rent, with up to one month's rent spread evenly over the first seven months, and up to one month's rent discounted in one of the last five months.

These types of discounts must be agreed to in writing.

H. Deposits (Part VII of the Act)

The landlord can only collect a deposit for the last month's rent and a refundable key deposit. The tenant does not have to provide any other form of deposit, such as pet or damage deposits. If the tenant pays anything more, the tenant can apply to the Landlord and Tenant Board to get the money back.

Rent deposit (i.e. last month's rent): The landlord can require a rent deposit on or before the tenant enters into the tenancy agreement. The landlord must apply this money to the rent for the last period of the tenancy. The rent deposit must not be more than one month's rent or the rent for one rental period (e.g., one week in a weekly tenancy), whichever is less.

The landlord must pay the tenant interest on the rent deposit every year. If the rent increases after the tenant has paid a rent deposit, the landlord can require the tenant to top-up the rent deposit so that it is the same as the new rent. The landlord can use the interest on the rent deposit to top-up the rent deposit.

If the landlord is unable to let the tenant move into the rental unit, the landlord must return the deposit, unless the tenant agrees to rent a different unit.

Key deposit: If the landlord collects a deposit for key(s), remote entry devices or cards, the landlord must return the deposit when the tenant gives back their key(s) at the end of the tenancy.

The landlord can charge the tenant for additional keys that the tenant requests (for example, if the tenant wants an extra key or if the tenant has lost their key), but the charge cannot be more than actual cost of the keys. This is not a key deposit.

I. Rent Increases and Decreases (Part VII of the Act)

Normally, the landlord can increase the rent only once every 12 months. The landlord must use the proper Landlord and Tenant Board form and give the tenant at least 90 days' notice before the rent increase is to take effect.

Guideline Rent Increases

In most cases, the rent can be increased by no more than the rent increase guideline unless the Landlord and Tenant Board approves a rent increase above the guideline. The guideline for each year can be found on the Landlord and Tenant Board's website. Some newer units are not subject to the rent increase guideline, including:

- A unit in a new building, if no part of the building was occupied for residential purposes on or before November 15, 2018;
- A unit in a new addition to an existing building, if no part of the addition was occupied for residential purposes on or before November 15, 2018; and,
- A new second unit in an existing house, such as a basement apartment, that was created after November 15, 2018 and that meets the requirements set out in the Act.

Rent Increases above the Guideline

The landlord can apply to the Landlord and Tenant Board for approval to raise the rent by more than the rent increase guideline. Affected tenants can oppose this application at the Landlord and Tenant Board.

This kind of rent increase is called an above-guideline rent increase. The Landlord and Tenant Board can allow this kind of rent increase if:

- the landlord's municipal taxes and charges have increased significantly,
- the landlord has done major repairs or renovations, or
- the costs of external security services (i.e. not performed by the landlord's employees) have increased, or external security services are being provided for the first time.

The landlord and tenant can also agree to an above-guideline rent increase, if the landlord agrees to renovate or add a new service for the tenant. Certain rules apply.

Rent Reductions:

The landlord **must** reduce the rent if:

- the municipal property tax goes down by more than 2.49 per cent, or
- the rent was increased above the guideline to pay for repairs or renovations and the costs have been fully paid for (this only applies to tenants who were living in the unit when the above guideline rent increase happened).

The tenant can apply to the Landlord and Tenant Board to reduce their rent if:

- municipal property taxes or charges on the rental property go down,
- the landlord reduced or removed a service without reducing the rent, or
- the landlord did not keep a promise they made in an agreement for a rent increase above the guideline.

J. Maintenance and Repairs (Part III, IV, V and XIV of the Act)

The landlord must keep the rental unit and property in good repair and comply with all health, safety and maintenance standards. This includes the maintenance and repair of things that came with the unit, such as appliances, and of common areas, such as parking lots, elevators, and hallways.

The tenant must pay their rent, even if they have problems with the maintenance and repair of their unit or property. If the tenant is having a maintenance or repair problem, the tenant should let the landlord know. If needed, the tenant can apply to the Landlord and Tenant Board.

The tenant is responsible for any damage to the rental property caused by the tenant, the tenant's guest or another person who lives in the rental unit. This applies to any damage caused on purpose or by not being careful enough. This does not include damage that results from normal use of the rental unit over time ("wear and tear"). The landlord can apply to the Landlord and Tenant Board if the tenant has not repaired such damage.

The tenant is responsible for ordinary cleanliness of the rental unit, except for any cleaning the landlord agreed to do.

K. Vital Services (Part I and III of the Act)

"Vital services" are hot or cold water, fuel, electricity, gas and heat.

The landlord must ensure that a rental unit has heating equipment capable of maintaining a minimum temperature of 20° Celsius from September 1 to June 15. Some municipal by-laws may have stricter requirements.

The landlord cannot withhold or shut off the reasonable supply of a vital service, care service or food that the landlord must supply under the tenancy agreement. If a vital service is cut-off because the landlord failed to pay their bill, the landlord is considered to have withheld that service. However, if a vital service is cut-off or disconnected because the tenant failed to pay their own utility bill, the tenant cannot claim that the landlord withheld a vital service.

The landlord cannot deliberately interfere with the reasonable supply of any vital service, care service or food, whether or not the landlord is obligated to supply it under the tenancy agreement.

L. Harassment (Part III and IV of the Act)

It is against the law for the landlord (or anyone acting for the landlord, such as a superintendent or property manager) to harass the tenant, or for the tenant to harass the landlord. If the landlord or the tenant is experiencing harassment they can apply to the Landlord and Tenant Board.

M. Discrimination

If the landlord (or anyone acting for the landlord) discriminates against the tenant based on prohibited grounds of discrimination under the Ontario *Human Rights Code* (the *Code*), they may be violating the tenant's rights under the *Code*. The Landlord and Tenant Board may be able to consider discrimination if it relates to an application under the *Residential Tenancies Act, 2006*. In other situations, the tenant may have to take their case to the Human Rights Tribunal of Ontario.

N. Landlord's Entry into Rental Unit (Part III of the Act)

The tenant is entitled to reasonable enjoyment of the rental unit (e.g. quiet enjoyment, reasonable privacy, freedom from unreasonable disturbance and exclusive use of the rental unit).

The landlord can enter the rental unit with 24 hours' written notice only for the following reasons:

- make repairs,
- inspect the unit to see if repairs are needed, if the inspection is reasonable,
- show the rental unit to a possible buyer, insurer or mortgage lender,
- let a real estate agent show the unit to a possible buyer,
- have a property inspection done before converting the residential building into a condominium, or
- for any reasonable purpose listed in the tenancy agreement.

The written notice must include the reason for the entry and state the date and time (between 8 a.m. and 8 p.m.) that the landlord will enter the unit. With proper notice, the landlord can enter the unit when the tenant is not at home.

The landlord does not need to give a notice to enter:

- in case of emergency,
- if the tenant consents to entry,
- if the tenancy agreement requires the landlord to clean the unit, or
- if the tenancy is coming to an end and the landlord wants to show the unit to a potential new tenant – the landlord can only show the unit between 8:00 a.m. and 8:00 p.m. and must make a reasonable effort to let the tenant know when this will happen.

O. Locks (Part III and IV of the Act)

The landlord cannot change the locks of the rental unit unless the landlord gives the new keys to the tenant. The tenant cannot change the locks of the rental unit without the consent of the landlord.

P. Assign or Sublet (Part VI of the Act)

The tenant may assign or sublet the rental unit to another person only with the consent of the landlord. The landlord cannot arbitrarily or unreasonably withhold consent to a potential assignee or sublet of the rental unit.

1. **Assignment:** In an **assignment**, the tenant transfers their right to occupy the rental unit to someone else. The new person takes the place of the tenant, and the tenancy agreement stays the same.
2. **Sublet:** A **sublet** occurs when the tenant moves out of the rental unit, lets another person (the 'sub-tenant') live there until a specified date, and can return to live in the unit before the tenancy ends. The tenancy agreement and the landlord-tenant relationship do not change.

A tenant who sublets a rental unit cannot:

- charge a higher rent than the landlord does for the rental unit,
- collect any additional fees for subletting the rental unit, or
- charge the sub-tenant for additional goods or services.

Q. Guests (Part III of the Act)

The landlord cannot stop tenants from having guests, require the tenant to notify the landlord or get the landlord's permission before having guests. The landlord cannot charge extra fees or raise the rent due to guests in the rental unit. However, the tenant is responsible for the behaviour of their guests.

The landlord cannot prevent the tenant from having a roommate, as long as municipal by-laws on occupancy standards are respected.

If a tenant rents their whole unit to someone else (e.g. short-term rental), this person is not a "guest". The tenant may have to get the landlord's permission.

R. Pets (Part III of the Act)

A tenancy agreement cannot prohibit animals in the rental unit or in or around the residential building.

There are some cases where the landlord can apply to the Landlord and Tenant Board to evict a tenant who has a pet. These are some common examples:

- the pet makes too much noise, damages the unit or causes other tenants to have allergic reactions,
- the breed or species is inherently dangerous, or
- the rules of the condominium corporation do not allow pets.

S. Smoking (Part V of the Act)

The Act does not discuss smoking in a rental unit. The landlord and tenant can use Section 10 of this lease to agree to either allow or prohibit smoking in the unit, and/or on the landlord's property.

Even if the lease doesn't prohibit smoking, the landlord may apply to the Landlord and Tenant Board to end the tenancy if the smoking:

- substantially interferes with reasonable enjoyment of the landlord or other tenants,
- causes undue damage,
- impairs safety, or
- substantially interferes with another lawful right, privilege or interest of the landlord.

If the tenant believes that other people smoking in their building affects their health or safety, contravenes maintenance standards, or substantially interferes with their reasonable enjoyment of the rental unit, they should discuss it with their landlord before contacting the Landlord and Tenant Board.

T. Smoke and Carbon Monoxide Alarms

The landlord must provide the rental unit with working smoke alarms and, where applicable, carbon monoxide alarms.

The landlord is responsible for keeping smoke and carbon monoxide alarms in working condition, which includes replacing the batteries. The tenant must not disconnect or tamper with any smoke or carbon monoxide alarm and must notify the landlord immediately of any alarms not working properly.

U. Resolving Disputes

The landlord and tenant are required to follow the law. If they have problems or disagreements, the landlord and tenant should first discuss the issue and attempt to resolve it themselves. If the landlord or tenant feels that the other is not obeying the law, they may contact the Landlord and Tenant Board for information about their rights and responsibilities, including whether they may apply to the Landlord and Tenant Board to resolve the dispute.

Guide to the Standard Lease

A guide to the standard lease is available at the webpage below.

Una guía del contrato de arrendamiento estándar está a su disposición en la página web que se encuentra abajo.

Makikita sa webpage sa ibaba ang gabay sa pamantayang pagpapaupa.

Auf der unten genannten Webseite steht ein Leitfaden zum Standardmietvertrag zur Verfügung

Hướng dẫn về hợp đồng thuê nhà chuẩn có tại trang web bên dưới.

Przewodnik dotyczący standardowego najmu dostępny jest na poniższej stronie internetowej.

Руководство по стандартной аренде доступно на веб-странице ниже

Інформацію щодо стандартного договору оренди можна знайти на вказаній нижче веб-сторінці.

Un ghid pentru închirierea- standard este disponibil pe pagina de mai jos.

Um guia para o contrato de arrendamento normalizado está disponível na página Web abaixo

您可在以下网页查看标准租约指南。

您可在以下網頁查看標準租約指南。

Μπορείτε να βρείτε έναν οδηγό για το τυπικό μισθωτήριο στον παρακάτω ιστότοπο.

표준 임대차 계약에 대한 안내는 아래 웹 페이지에 있습니다.

Una guida al contratto di locazione standard è disponibile nella pagina web sottostante.

دليل الإيجار القياسي متاح على صفحة الانترنت أدناه.

راهنمای اجاره‌نامه استاندارد در وبسایت زیر موجود است.

नीचे आपेला वेबपेज पर मानक लीज माटेनी मार्गदर्शिका उपलब्ध है।

मानक लीज के नियम नीचे दिए गए वेबपेज पर उपलब्ध हैं।

हेठों दिए वैश्विक ते मानक सीज़ गाईड उपलब्ध हैं।

இயல்தரமான குத்தகைக்கான வழிகாட்டு முறைகள் கீழே உள்ள வலைப்பக்கத்தில் கொடுக்கப்பட்டுள்ளது

معياری لیز سے متعلق گائید نیچے ویب صفحہ پر دستیاب ہے۔

www.ontario.ca/standardlease

ADDENDUM - LEASE DETAILS

LANDLORD RIGHTS AND RESPONSIBILITIES

1.1 DELIVERY OF POSSESSION: If the Landlord is unable to provide possession of the Rented Premises on the Beginning Date because a previous Tenant refuses to leave, or for any other reason, the Landlord will not be responsible for failure to give you possession on that date. However, the rent payable under this lease will be adjusted so that you will only be responsible for rent from the date possession of the Rented Premises is delivered to you. The original Expiry Date of the term of the Lease will not be extended but if the Rented Premises is not delivered to you **WITHIN 14 DAYS FROM THE BEGINNING DATE**, either you or we may terminate this Lease by giving the other notice in writing. If you occupy the Rented Premises it shall be conclusive evidence that you are satisfied with the physical condition of the Rented Premises. When you or we terminate this Lease or you vacate the Rented Premises an "Outgoing Inspection" will be conducted by the Landlord and/or his representatives. You will reimburse the Landlord immediately for any damage to the Rented Premises beyond reasonable wear and tear.

1.2 PROMISE CLEANING: We understand that the property that is being rented by our will be cleaned by professionals but that we may have to clean it more to the standard we want. We understand Landlord will not re-send a cleaning crew to the property. We promise to leave the property as we have found it and we will be responsible, as per the lease agreement, for any damage we or our guests cause beyond regular wear and tear. Should we cause any damage or leave the property messier/dirtier than the state we found it, we agree to be responsible for the cost of repairing and cleaning it.

1.3 NOTICE OF ENTRY: For the duration of this tenancy agreement, the Rented Premises are the Tenant's home and the Tenant is entitled to privacy, quiet enjoyment, and to exclusive use of the Rented Premises. The Landlord may enter the rented premises only if any of the following apply.

- a) The Landlord gives the tenant a written notice that states why the landlord needs to enter the rented premises and specifies a reasonable time not sooner than 24 hours. Entry must only occur during day light hours 8:00 a.m. to 8:00 p.m.
- b) The Landlord is entering for the purposes of cleaning or inspection.
- c) There is an emergency.
- d) The Tenant has abandoned the rented premises or the Landlord has the order of arbitrator or court.
- e) After the tenant give the termination notice, the Landlord will enter the rented premises for showing purpose. The Landlord will make a reasonable effort to give the Tenant notice.

1.4 ABANDONMENT OF PREMISES: If rent is unpaid after the due date, and it appears to the Landlord that the Tenant has vacated or abandoned the Rented Premises, the Landlord may enter the Rented Premises and, in addition to all other rights reserved to the Landlord, may re-rent the Rented Premises. The Rented Premises shall be deemed to have been vacated or abandoned if an inspection reveals the Rented Premises to be substantially barren of the Tenant's furnishings and/or effects, but this clause shall not be construed so as to limit or restrict the circumstances under which the Rented Premises may be deemed to be vacated or abandoned. Upon re-entry by the Landlord upon termination of the lease or upon the abandonment or vacating of the Rented Premises by the Tenant or pursuant to a Court or Tribunal Order, the Landlord may dispose of any articles, belongings, effects, or furnishings of any kind found at the Rented Premises or the Landlord's Premises in accordance with the provisions of the applicable legislation.

1.5 RENT INCREASES: The Landlord and Tenant acknowledge that the rent will not be raised more often than once every 12 months.

1.6 MAINTENANCE AND REPAIRS: The Landlord shall maintain the Rented Premises and the property in which the Rented Premises are situated, hereinafter referred to as the Landlord's Premises, in a good state of repair, fit for habitation during the term, and shall comply with health and safety standards required by law, notwithstanding whether any state of non-repair existed to the knowledge of the Tenant before the Lease Agreement was entered into. The Landlord's duty to effect repairs and maintenance shall not constitute a breach of the covenant with the Tenant for quiet enjoyment of the Rented Premises. We understand that damage deposits are not permitted in Ontario. However, when the damage occurred in the rental premises and the repairing work cannot be done immediately, the Landlord have right hold a certain amount of money as the prepay expense of the repairing works.

1.7 LIABILITY: The Landlord shall not in any event whatsoever be liable in any way for:

- a) Personal injury or death, and any loss, damage or injury to any property including vehicles and their contents, that may be suffered or sustained by the Tenant, an occupant, any member of the Tenant's family, the Tenant's agents or guests, or any other person, pet or animal who may be permitted upon the Rented Premises or the Landlord's Premises by the Tenant; or
- b) Without limiting the generality of the foregoing, any damages to any such property caused by steam, water, ground water, rain or snow which may leak into, issue or flow from any part of the Rented Premises or the Landlord's Premises or from the water, steam, sprinkler, drainage pipes, plumbing works or electrical or other wiring, of the same or from any place or quarter; or
- c) Any damage caused by anything done or omitted to be done by any other Tenants of the Landlord; or
- d) Any damage to or loss of property left in or upon the Rented Premises or the Landlord's Premises subsequent to the Tenant giving up possession of the Rented Premises whether or not said delivery of possession by the Tenant was voluntary, whether caused by or attributable to anything done or omitted to be done by the Landlord or any other Tenants of the Landlord, or any other persons; or
- e) Any damage to or loss of property incurred by the Tenant as a result of an "Act of God", such as but not limited to the following: severe storm, lightning, flood, infestation of vermin or insects, etc.

In case of breakdown of the elevator, the electrical system, the appliances or other mechanical systems, the Landlord will repair with reasonable diligence but will not be liable for any damages for personal injury, loss or damage to property. Cameras, which may be recorded or monitored live, may operate in designated areas of the Landlord's premises and are intended to serve as a deterrent. Lobby cameras may also operate in buildings equipped with an entrance intercom, providing residents with the convenience of visually identifying visitors through the cable television system. Notwithstanding the presence of the cameras, the general liability clause herein continues to apply.

TENANT RIGHTS AND RESPONSIBILITIES

2.1 USE OF PREMISES: The Tenant agrees to use the Rented Premises only as a residential dwelling. The Tenant further agrees not to carry on, or permit to be carried on, in or upon the Rented Premises or any part thereof, any trade, business, occupation or illegal act. An illegal act is agreed to include any contravention of any municipal, provincial or federal law, whether or not a finding of offence has been made in a Court or Tribunal of competent jurisdiction. The Tenant shall not permit the Rented Premises to be occupied by anyone other than the persons listed in this Agreement unless authorized by the Landlord in writing. The Landlord shall be deemed not to have Notice of such occupancy unless the Tenant complied with this term. The Tenant agrees to keep the Rented Premises in a reasonable state of cleanliness and shall be liable for the costs of repair or damage to the Rented Premises or the Landlord's Premises caused by wilful or negligent conduct of the Tenant, an occupant, any member of the Tenant's family, the Tenant's agents or guests, or any other person, pet or animal who may be permitted upon the Rented Premises or the Landlord's Premises by the Tenant.

2.2 PROMISE CLEANING: We promise to leave the property as we have found it and we will be responsible, as per the lease agreement, for any damage we or our guests cause beyond regular wear and tear. Should we cause any damage or leave the property messier/dirtier than the state we found it, we agree to be responsible for the cost of repairing and cleaning it. We understand that the property that is being rented by our will be cleaned by professionals but that we may have to clean it more to the standard we want. We understand Landlord will not re-send a cleaning crew to the property.

2.3 MOVE-IN INSPECTION: Before Tenants may access the Rented Premises; all payments that have come due must be paid in full with cleared funds and guaranty requirements satisfied. Immediately preceding Tenant's taking possession of the Rented Premises, Tenant will conduct an inspection of the Rented Premises and will note on the Move-in / Move-out Inspection Checklist, which upon completion and approval by owner will be part of this Agreement, any defects, damage or other conditions observed. Owner's approval of the Inspection Checklist will be conclusive evidence of existing defects, damage and conditions and of a full inventory of fixtures. **IF TENANTS FAIL TO CONDUCT THE INSPECTION THEN TENANTS WAIVE THE RIGHT TO DISPUTE ANY ASSESSMENT OF DAMAGES TO THE RENTED PREMISES.**

2.4 INSURANCE: The Tenant acknowledge that Landlord has insurance for the building structure only and they are not responsible for any loss or damage to Tenant's personal property. The Tenant shall, during the entire period of the tenancy at his or her sole cost and expense, obtain and keep in full force and effect content insurance.

2.5 SUBLETTING: The Tenant shall not assign or sublet the premises without the consent of the Landlord. The tenant shall obtain written notices from the Landlord which names the subletter taking possession of the unit. The Landlord shall not arbitrarily or unreasonably withhold such consent. The Tenant acknowledges that in the event the Rented Premises is sublet shall continue to be bound by all of the provisions of this Lease Agreement. All subletters must be students, same gender as original tenant unless otherwise approved in writing by the rest of the tenants of the unit.

2.6 NOTICE OF REPAIR: The Tenant agrees to advise the Landlord in writing, of any repairs or maintenance required to be done by the Landlord. It is agreed that any request for maintenance or repairs not made in writing shall not be the subject of any legal proceeding by the Tenant against the Landlord in a Court or Tribunal of competent jurisdiction. It is further agreed that, upon written notice to the Landlord of any repairs or maintenance required to be done, the Tenant shall allow the Landlord a reasonable opportunity to effect repairs or maintenance that the Landlord is required to undertake by law or under this Lease Agreement. The Tenant shall not call upon any person not employed by the Landlord to effect any repair or maintenance of the Rented Premises.

2.7 PLUGGED TOILET OR DRAINS: The Tenant agrees to take due precautions against stoppage of water or waste pipes in and about the Rented Premises. If water or waste pipes become clogged by reason of the Tenant neglect or recklessness, the Tenant shall repair the same at his/her own expense and pay for all associated damage caused.

2.8 USE OF FURNITURE: Once the furnishings are provided to the Tenant, the Landlord will not be held accountable or responsible for any loss sustained from the improper use of the furnishings and the Tenant further understands that they use the furnishings at their own risk. Tenant acknowledges and agrees that the Landlord is not liable for any personal injury or property damage during Installation, use, and/or removal of the furnishings. Tenant acknowledges and agrees that the appliances or furnishings listed in this agreement are for use by the Tenant for their term in the tenancy and are not to be disposed of, sold, converted, destroyed, altered, damaged or moved in any way without the consent of Landlord. If the furnishings are disposed of, sold, converted, destroyed, altered, damaged, or moved in any way, without the authorization and consent of the Landlord, the Landlord will charge any and all amounts accrued for replacing or repairing said furniture to the Tenant and will not be limited to the amount of the deposit charged.

2.9 DISPUTE RESOLUTION: In the event of disputes arising out of the living arrangements and use of premise by the tenants, resolution will be by majority rule with the other tenants in the unit. However, the Landlord reserves the right to overrule the majority decision and impose his or her own decision. The Landlord reserves the right to establish additional house rules if the need arises during the course of the lease term to ensure the quiet enjoyment of all tenants of the unit.

2.10 NOTICE OF TERMINATION OR RENEWAL: In order to have adequate notice to replace departing Tenant, the landlord requires 60 days notice prior to the expiration of the term of whether the tenant is planning to extend or terminate their lease. If the tenant wishes to terminate the tenancy at the end of term, he or she must give notice by completing notice of termination **NOT LESS THAN 60 DAYS PRIOR TO THE EXPIRATION OF THE TERM.**

- a) A valid notice of Termination of tenancy given by the tenant shall be irrevocable upon receipt by the Landlord and shall not be withdrawn, rescinded or amended by the Tenant without the express written consent of the Landlord.
- b) If either party has given notice of termination of this Agreement or if the parties have agreed that the tenancy will be terminated, the Rented Premises may be shown to prospective tenants in accordance with the provision R.T.A. Should the tenant effectively deny the Landlord entry rights under the R.T.A. or this Agreement, the Tenant shall compensate the Landlord for any damages he may experience including but not limited to lost rent

- c) In the event the Tenant is required by law or agrees to vacate the Rented Premises on or before a certain date and the Landlord enters into a Tenancy Agreement with a third party to rent the premises for a term commencing immediately after such date and if the Tenant fails to vacate the Rented Premises on or before such date thereby causing the Landlord to be liable to such third party, the Tenant shall (in addition to all other liability to the Landlord for such over holding) indemnify the Landlord for all damages suffered thereby, including without limiting the generality of the foregoing, for all legal costs incurred by the Landlord on a solicitor and-client basis and for damages incurred by the incoming tenant in respect of such over holding.
- d) The Tenant agrees to vacate the Rented Premises by 12:00 p.m. on the final day of this Tenancy Agreement.
- e) After service of Notice of Termination, the Tenant shall arrange with the landlord to complete a "Move-Out Inspection". Failure to complete a "Move-Out Inspection" will deemed acceptance by the Tenant of the Landlord's copy of the same.
- f) Upon termination of the tenancy, the Tenant shall give vacant possession and deliver all keys of the Rented Premises to the Landlord.
- g) The Rented Premises shall be left fit for immediate occupation by the new tenant, clean, undamaged, and with all furniture and refuse removed.

RULES AND REGULATIONS

All residents in our community are expected to comply with established standards of community living, including maintaining adequate standards of personal hygiene and room cleanliness to avoid interference with the general comfort, safety, security, health or welfare of the community or a resident's roommates. Any personal safety or welfare issues should be brought to the attention of management; any resident forcing or attempting to cause another resident to leave his/her own residential unit may be subject to termination.

3.1 CONDOMINIUM COMPLIANCE: The Tenant acknowledges that the Rented Premises are located in a building which is registered as a condominium. The Tenant's right to use and occupy the Rented Premises, including the common areas, shall be subject and subordinate in all aspects to the provisions of the Condominium Act as amended, the registered Declaration and By-laws of the Condominium Corporation and the Rules and Regulations as the Board of Directors of the Condominium Corporation may from time to time pass all of which are included in the Rules and Regulations which form part of this Tenancy Agreement.

3.2 MAINTENANCE REQUEST: Service calls will be performed during normal work hours as specified in the Tenancy Agreement, except in the case of a legitimate property emergency. All service calls must be reported to the management office in person or by submitting an online work order through the management system link at <http://www.ucrez.com>. Maintenance technicians employed by management are not authorized to accept any individual requests without the request being submitted as a normal work order through management. Service calls will generally be performed on a first come, first serve basis with priority given to those requests that may constitute a hazard or create significant discomfort for the Tenants. Tenants are expected report maintenance or facility concerns promptly and may be held responsible for damage or utility charges for failure to report issues within a unit.

3.3 OCCUPANTS AND GUEST: The Tenant, an occupant, any member of the Tenant's family, the Tenant's agents or guests, or any other person who may be permitted in or about the Rented Premises or the Landlord's Premises by the Tenant shall not make or permit any improper noise in or about the Rented Premises or Landlord's Premises or do anything that will annoy or disturb the comfort or interfere in any way with the Landlord, other Tenants of the Landlord, or those having business with them.

- a) In the event that the Tenant's actions or behaviour in any way contravene The Human Rights Code of Ontario or discrimination or harassment of other Tenants of the Landlord, or the Landlord's agents or employees, such contravention shall constitute sufficient cause for termination of the lease and the Tenant shall be responsible for all the Landlord's losses, damages, costs and expenses resulting therefrom.
- b) Except for casual guests, any persons other than the tenant shall not occupy the rented premises without written consent of the Landlord. Guests are only allowed to stay in a **MAXIMUM OF TWO NIGHTS CONSECUTIVELY**.

3.4 OCCUPANCY LIMITS: Tenants hosting or participating in social gatherings must at all times prevent excessive noise or disturbances that could interrupt the quiet enjoyment of others. Any gathering of nine or more persons in any unit must be registered with management at least one full business day beforehand. No unit may host more than 10 persons (including Tenants and guests) at any social gathering, whether inside or outside the unit. Loitering in corridors or community facilities during quiet times of 11:00 p.m. through 9:00 a.m. is prohibited. "Open" parties are prohibited. Management may require a party to disperse for reasons of safety or to prevent disturbance to other Tenants. Guests at any gathering are subject to parking restrictions and vehicles violating parking rules may be towed.

3.5 NOISE: Loud and boisterous noise or any other objectionable behavior by any tenant or guest, which may disturb other tenants, is not permitted. Good judgment and thoughtfulness for others should be used in the playing of musical instruments, stereos, and television sets and all other sound sources. A unit that is the subject of a noise complaint will, in management's discretion, be charged an administrative enforcement fee and may be referred to law enforcement. Multiple noise violations may subject the Tenants of a unit to agreement termination.

3.6 MOVING: Furniture and effects may be removed from the Rented Premises only at such time and in such manner as prescribed by the Landlord. The Tenant shall take reasonable care not to damage any part of the Rented Premises or the Landlord's Premises by moving furniture or other articles in or out, and the Tenant agrees to indemnify the Landlord for any expenses incurred in repairing any damage so caused.

3.7 ACCESS: The sidewalks, entry, passageways and stairways used in common shall not be obstructed or used for any purpose other than proper access to and from the Rented Premises or the Landlord's Premises. Bicycles shall be kept only in areas designated by the Landlord. The Tenant agrees not to erect or construct any partitions or fences on, in, or about the Rented Premises or the Landlord's Premises. The Landlord shall have the right to limit access to the Rented Premises or the Landlord's Premises by delivery services.

3.8 LOCKS: The Tenant shall not alter or add to the locking system on any door giving direct entry to the Rented Premises without written permission by the Landlord. The Tenant hereby consents to any change of locks in the Landlord's Premises including that of the door giving direct entry into the Rented Premises, provided the Landlord gives the Tenant replacement keys.

- a) In the event the Tenant locks himself or herself out of the Rented Premises, the Landlord shall not be obligated to unlock the Rented Premises and the Tenant shall be responsible for all costs of re-entry including, but not limited to, locksmith charges, charges for damages howsoever caused, and any service charge payable to the Landlord if the Landlord agrees to unlock the Rented Premises.
- b) The Tenant shall pay the Landlord's replacement cost for any additional or replacement keys and entry cards.
- c) Where required by local bylaw the Tenant acknowledges that safety window locks, door locks, and door closures have been installed by the Landlord and agrees to notify the Landlord, in writing, should they become inoperative.

3.9 PARKING: Private passenger vehicles shall be parked only in such spaces that the Landlord may designate from time to time, and the Landlord shall have the right to reassign such parking spaces from time to time as the Landlord, in its sole discretion, may determine. The Tenant shall furnish the Landlord with such information as it may require identifying the Tenant's vehicle and the Tenant shall affix to the vehicle such identification as may be designated by the Landlord from time to time. The Landlord shall have no obligation to provide parking for more than the number of vehicles specified in this Lease Agreement.

3.10 APPLIANCES: The Tenant shall not use any appliance in addition to those supplied by the Landlord including, without limiting the generality of the foregoing, any dishwasher, air-conditioner, washing machine, clothes dryer, or refuse compactor, without first obtaining the written consent of the Landlord. The Tenant shall properly care for all appliances supplied by the Landlord and shall notify the Landlord in writing if such appliances require repair. The Tenant shall pay for any damage to such appliances. Ice shall not be scraped from any surface and electric defrosters shall not be used in any refrigerator. Plastic parts of the refrigerator shall not be subjected to water hotter than the hand can bear.

3.11 LIGHT BULBS: The Landlord shall furnish electric light bulbs in the fixtures and fuses in the electric panel at the time the Tenant takes possession of the Rented Premises, but not thereafter. Upon termination of the lease, the Tenant shall be responsible for ensuring that all electric light bulbs and fuses are in an operable condition.

3.12 SMOKING: Flammables. All our Rented Premises are a 100% non-smoking unit; smoking is prohibited in all indoor areas at all times (including without limitation e-cigarettes and medical marijuana). The following items are prohibited in all buildings in the community: candles with wicks, incense, flammable liquids or gases (including propane and gasoline), or other flammable or incendiary substances.

3.13 SMOKE DETECTORS: The Tenant agrees to immediately notify the Landlord in writing of any malfunction of any smoke detector supplied by the Landlord. The Landlord shall furnish a battery for each smoke detector at the time the Tenant takes possession of the Rented Premises, which battery shall thereafter be replaced as needed from time to time by the Tenant. The Landlord shall not be responsible for servicing the smoke detectors if the malfunction is due to tampering or adjustments made thereto or removal thereof by the Tenant, and the Tenant shall reimburse the Landlord for any costs incurred, and may be held criminally responsible for the dismantling of or tampering with any safety equipment.

3.14 ALTERATIONS AND INSTALLATIONS:

- a) The Tenant shall not paint or wallpaper any portion of the Rented Premises, or erect or cause to be erected any structure in, about, or upon the Rented Premises, or permit or make any alterations or changes in or about the Rented Premises without the prior written consent of the Landlord.
- b) No additional heating or cooling equipment, electrical connections, appliances, and plumbing or satellite dishes shall be installed in or upon the Rented Premises, without the prior written consent of the Landlord. If the Tenant desires additional service such as alarm system, cablevision or telephone connections, the Landlord or its agents will direct as to where and how the wires are to be introduced, and without such direction, boring or cutting for wires will not be permitted.
- c) The Tenant must restore to its original condition those portions of the Rented Premises affected by those approved alterations, installations and removals, and shall restore all painted surfaces to the original colour.
- d) The Landlord and tenant are going to keep the heat to at least 20 degrees Celsius from September 1 to June 15 during the wintertime.
- e) Landlord is not required to provide tub or shower curtains.
- f) No signs, advertisements or notices shall be posted or inscribed on any part of the Rented Premises or Landlord's Premises by the Tenant. The Landlord may erect marketing signage upon the Rented Premises or the Landlord's Premises without hindrance.

3.15 WINDOWS, BALCONIES AND PATIOS:

- a) No awnings, shades, flower boxes, satellite dishes, aerials, or other items shall be erected over or placed outside windows, doors, and balconies or inside patios of the Rented Premises.
- b) Balconies, patios or backyards shall not be used for the hanging or drying of clothes or for storage. The Tenant shall maintain any patio or balcony area forming part of the Rented Premises in a neat and tidy condition at all times to the satisfaction of the Landlord, and in no case shall the Tenant install or place carpeting of any kind on the balcony.
- c) No objects whatsoever shall be dropped, thrown, propelled or projected from the Rented Premises or the Landlord's Premises, and no Tenant shall permit or suffer such act.
- d) Drapes and drapery tracks where provided by the Landlord shall not be removed.
- e) The Tenant shall not install or permit to be installed over any windows or doors any flags, sheets, towels, metal, or other similar items, which in the sole opinion of the Landlord are detrimental to the appearance of the Rented Premises or the Landlord's Premises.

3.16 FIRE: The Tenant shall not permit anything to be done in the Rented Premises or the Landlord's Premises or bring or keep anything therein which will in any way increase the risk of fire or fire insurance therein, or obstruct or interfere with the rights of the Landlord or other Tenants of the Landlord, or in any way injures or annoys them, or conflict with the laws relating to fires or with the regulations of the Fire Department or with any insurance rules and ordinances of the Ministry of Health or with any statute or municipal by-law. The Tenant agrees that no wood, coal, oil, gas, gasoline or other fuel or any combustible, hazardous or offensive material shall be stored inside the Rented Premises, communal parking garages, lockers or storage rooms within the Landlord's Premises.

3.17 NOXIOUS SUBSTANCES: The Tenant shall not bring or permit the bringing or storage of any contaminants or noxious, dangerous or toxic substances into or upon the Rented Premises or the Landlord's Premises. The Tenant shall be liable and shall indemnify the Landlord for any damages howsoever caused and any other liability which may accrue at law to the Landlord as a consequence of the Tenant's breach of this Noxious Substance Rule

and Regulation. If a question arises relating to a contaminant or noxious, dangerous or toxic substance, such question will be determined having regard to Ontario or federal law or by a person whom the Landlord believes to be an expert qualified to determine the question.

3.18 SOLICITING: Any soliciting or distribution of any type of material within the community is prohibited without prior written approval from management. Please notify management of any suspected unauthorized solicitor so that appropriate action may be taken.

3.19 MAIL AND PACKAGES: Management is not responsible for mail delivery by Canada Post or third-party package services. Management may (without obligation) accept packages for tenants but is not responsible for loss or damage.

3.20 QUARTERLY INSPECTIONS: In order to ensure the health and safety of all tenants and the preservation of the premises, management and maintenance staff inspects all bedroom spaces and units approximately quarterly. If at any time management believes that there are urgent health, fire, safety, maintenance or security issues located in the resident's unit, management and maintenance staff may enter with or without notice, as permitted by applicable law. If a scheduled inspection is to be performed, the tenants will be notified approximately one day prior to the inspection by notice placed at the front door of the unit or otherwise delivered to one or more Tenants.

3.21 PEST CONTROL: The Tenant hereby agrees to provide the Landlord or anyone designated by the Landlord access to the Rented Premises, with proper notice, for the purpose of extermination should a pest or insect infestation of any kind be present in the Rented Premises or the Landlord's Premises and there shall be no abatement of rent for any loss of use and occupation of the Rented Premises before, during or after said treatment. The Tenant agrees to co-operate in preparing the Rented Premises for the treatment and there shall be no compensation for said preparation. Failure to abide by this Pest Control Rule and Regulation constitutes grounds for the termination of the lease.

3.22 GARBAGE: All garbage is to be enclosed by the Tenant in plastic bags and disposed of at the specified times in the chute or containers provided, or at the location designated by the Landlord, in conformity with Department of Health regulations and any applicable recycling regulations.

3.23 AIR CONDITIONER: Air conditioner must be professionally installed by the management clerk. No modification can be made to the air conditioner unit under any circumstance. Air conditioner can only be used during summer months from June to September.

3.24 USE OF AMENITIES, FACILITIES AND COMMON AREAS:

- a) The Tenant agrees that the use of any recreational facilities, which may be provided by the Landlord, is a privilege and is subject to cancellation or temporary suspension at any time if, in the sole discretion of the Landlord, the Tenant has breached any Rules or Regulations relating to the use of such recreational facilities. Such cancellation or temporary suspension shall not entitle the Tenant to abatement of rent or like damages.
- b) The Tenant shall use the lawns, gardens, walks and playgrounds within the Rented Premises or the Landlord's Premises in a quiet and proper manner and with due regard to the comfort and convenience of other Tenants and shall not damage in any way the grass, shrubs, flowers or trees upon the Rented Premises or the Landlord's Premises.

This Resident Handbook shall be issued by the Landlord and its contents where applicable shall form part of the Rules and Regulations under this Tenancy Agreement. The Landlord shall have the right to make additional rules and regulations or amend those described herein as in the Landlord's judgement may be necessary for the safety, care and cleanliness of the Rented Premises or the Landlord's Premises and for the preservation of good order therein and the same shall be kept and observed by the Tenant.

FINANCIAL SERVICE:			
Non-sufficient fund (NSF) charge	\$27.50	Wire transfer convenience fee	\$50.00
MANAGEMENT SERVICE:			
Stop lost cheque service charge	\$25.00	Lease assignment fee	\$125.00
Resend cheque service charge	\$25.00	Switch unit administration fee	\$200.00
Emergency service administration fee	\$75.00	Rental Reference Letter	\$75.00
Office Assist per hour	\$30.00	Statement of Account	\$30.00
Handyman Service per hour	\$35.00		
MAINTENANCE AND REPAIR:			
KEYS & LOCKS:			
Lost common key	\$35.00	Urgency door opening	\$75.00
Lost electronic key	\$50.00	Lost common key and change lock	\$100.00
Lost security key	\$65.00	Lost security key and change lock	\$150.00
FLOORING & WALLS:			
Steam cleaning of carpets per room	\$200.00	Burns/stains/water damages	TBQ
Room repaint per room	\$300.00	Drywall repair	TBQ
DOORS & WINDOWS:			
Broken unit door (solid wood)	\$1000.00	Broken door jamb	TBQ
Broken room door	\$300.00	Broken door closer	\$300.00
Broken blinds or screens	\$150.00	Broken window	TBQ
KITCHEN & BATHROOM:			
Broken Cupboard or Cabinet Door	TBQ	Damaged Counter Top	TBQ
Broken mirror	TBQ	Plugged toilets or drains	\$150.00
MOVEOUT CLEANING:			
Stove cleaning	\$100.00	Bathroom cleaning	TBQ
Fridge cleaning	\$50.00	Kitchen cabinet cleaning	TBQ
Cleaning service per hour	\$30.00	Removal of personal belongings	TBQ
MISCELLANEOUS:			
Missing and/or Broken Smoke Detectors	\$200.00	Fire Extinguisher Discharge	\$200.00
Replace each light blub	\$30.00		

*** ALL PRICE WILL BE SUBJECT 13% HST AND PRICES ARE SUBJECT TO CHANGE WITHOUT PRIOR NOTICE ***

Any outside or third-party maintenance and repair service bring by tenant will subject administration and inspection charge at 10% of total bills.

This list of additional charges is only an approximation and can vary depending on the extent of the damage. The charges for the damages are the responsibility of the individual Tenant and/or group of Tenants whenever applicable. If no one individual takes responsibility to any damage, the entire unit is jointly charged for the repair. Item prices which are TBQ (To Be Quoted) will be assessed by the Maintenance Division. Outside quotes from professional and reputable companies are welcome but are not subject to approval.

WE HEREBY ACKNOWLEDGE THE CHARGES AND COSTS ASSOCIATED WITH THE ABOVE ITEMS AND/OR SERVICES.		
Name	Signature	Date (yyyy/mm/dd)
	<i>Manasluo Vedula</i>	Jul 10, 2023
Name	Signature	Date (yyyy/mm/dd)
	<i>R. b. Vedula</i>	Jul 10, 2023
Name	Signature	Date (yyyy/mm/dd)
Name	Signature	Date (yyyy/mm/dd)
Name	Signature	Date (yyyy/mm/dd)
Name	Signature	Date (yyyy/mm/dd)

LEASE WAIVER

The Tenants also known as the “Single Cooperative Household” (S.C.H.). The term “Single Cooperative Household” (S.C.H.) shall refer to the Tenants collectively and to each Tenant member of said Household, herein. It is understood and agreed that only the persons in the original Tenancy Agreement shall occupy the Rented Premises.

JOINT AND SEVERAL RESPONSIBILITIES: The “Single Cooperative Household” (S.C.H.) and the Guarantor for the S.C.H. agree to take all covenants contained herein, where applicable, shall be jointly and severally. Its successors and assigns, guaranteees to the Landlord the payment by the S.C.H. of rent and all other sums of money in accordance with the provisions of the Tenancy Agreement and that the S.C.H. will perform and observe all their covenants, agreements and obligations under this Tenancy Agreement.

INDEMNIFICATION: “Single Cooperative Household” (S.C.H.) will indemnify and save harmless the Landlord, the Landlord's agents, servants and workman from and against any and all claims, suits, actions, damages, and causes of action arising from injury, loss of life, or damage to property sustained in, or upon the rented premises.

1. **PROMISE CLEANING:** We promise to leave the property as we have found it and we will be responsible, as per the tenancy agreement, for any damage we or our guests cause beyond regular wear and tear. Should we cause any damage or leave the property messier/dirtier than the state we found it, we agree to be responsible for the cost of repairing and cleaning it. We understand that the property that is being rented by our will be cleaned by professionals but that we may have to clean it more to the standard we want. We understand Landlord will not re-send a cleaning crew to the property after we take the occupancy.
2. **PERSONAL HYGIENE:** We understand that we are living in a shared apartment building or house, our personal hygiene will affect others. So when we are not keep our unit clean up to the basic standard. The Landlord have the right come to our unit clean it for us and we have to pay the cost of cleaning.
3. **PROPERTY MAINTENANCE:** We understand that all our maintenance and repair requests must be done in written and send to property management in person, by mail or through the online management system. The management will make best effort on each request and work orderly based on priorities. The Non-Emergency issues will be deal within 7 to 14 business days.
4. **OVERNIGHT GUEST:** We understand that all casual guests or any persons other than the tenant shall not occupy the rented premises without written consent of the Landlord. Guests are only allowed to stay in a maximum of two nights consecutively.
5. **PET POLICY:** the condominium board may place special restrictions on the pets considered for a rental premise. We will make best effort to reduce the risk of damage to the property if pets allow by condominium board. If pets on the premises are dangerous, cause allergic reactions or cause problems for other tenants or the landlord, the landlord has the right to file a Notice of Termination Tenancy. All tenants must read, signed, and received the Pet Rules and Pet Agreement before any pet can allow in the rental premises.
6. **NOISE TOLERANCE:** We understand that loud and boisterous noise or any other objectionable behavior by any tenant or guest, which may disturb other tenants, is not permitted. A unit that is the subject of a noise complaint will, in management's discretion, be charged an administrative enforcement fee and may be referred to law enforcement. Multiple noise violations may subject the Tenants of a unit to agreement termination.
7. **LAW OF NON-SMOKING:** We understand that all rental promise are Non-Smoking buildings and smoking inside, on a balcony or within 10 meters of any entrance to the premises is against the conditions of the lease and the landlord has the right to give a Notice of Termination if the tenant smokes.
8. **RENTER'S INSURANCE:** We agree that we have been advised by Landlord that our belongings should be insured, either by renter's insurance or extended coverage under our parent/guardian's home insurance. As per our Lease Agreement, will not hold the Landlord or Owner liable for any damage to our belongings due to flood, fire, or electrical issues. As well, we agree not to sue or hold the Landlord liable for any malfunctions or household problems that could occur during our residency. Likewise, the Landlord agrees to respond to all issues brought to their attention promptly and within the guidelines of the Residential Tenancies Act, 2008.

If any tenants on the lease signs a Notice to Terminate the Tenancy, all tenants on this lease shall consider this termination. Any and all subletting and/or assignments in your tenancy must be made with the written consent of the Owner and/or Landlord and is only permitted at the discretion of the Owner and/or the Landlord. All covenants running with this lease hold each tenant, both jointly and severally for all obligations and covenants contained in this Lease. The TENANT agrees to vacate the Rented Premises before 12:00 a.m. and return all the keys to office before 4:00 p.m. on the final day of the Tenancy Agreement.

We certify that the above information is understood by all tenants in the rented premises. Any or all tenants signing this lease agreement take full responsibility for all its terms and conditions.

ACKNOWLEDGMENT

1. We will receive an **ELECTRONIC COPY** of the signed agreement **WITHIN 21 DAYS** of the date of the agreement signed by all tenants in the Rented Premises. Paper-based lease agreement is on demand at our management office.
2. If tenants fail to conduct the move-in inspection **WITHIN 3 DAYS**, then tenants waive the right to dispute any assessment of damages to the rented premises.
3. We agree to renew our lease **WITHIN 90 DAYS** before the end of tenancy or notify Landlord that we will not be returning **WITHIN 60 DAYS** of my lease expiration date, by completing the Notice to Terminate the Tenancy or N9 form.
4. After the tenant give the termination notice, the Landlord will enter the rented premises for showing purpose. The Landlord will make a reasonable effort to give the Tenant **24 HOURS** notice.

TENANT SIGNING THIS WAIVER TAKE FULL RESPONSIBILITY FOR ALL OF ITS TERMS AND CONDITIONS.

Landlord/Agent:		
Name	Signature	Date (yyyy/mm/dd)
	<i>Jewel</i>	Jul 21, 2023
Tenant(s):		
Name	Signature	Date (yyyy/mm/dd)
	<i>Mannarve Venkatesh</i>	Jul 10, 2023
Name	Signature	Date (yyyy/mm/dd)
	<i>R. Wilson</i>	Jul 10, 2023
Name	Signature	Date (yyyy/mm/dd)
Name	Signature	Date (yyyy/mm/dd)
Name	Signature	Date (yyyy/mm/dd)
Name	Signature	Date (yyyy/mm/dd)