

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
London Property Corp

Note:

See Part B in General Information

and Tenant(s)

1. Last Name
Trikkur

First Name
Aditya Anantharaman

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)
301B

Street Number
359

Street Name
Duckworth Street

City/Town
Barrie

Province
Ontario

Postal Code
L4M 3X8

Number of vehicle parking spaces and description (e.g., indoor/outdoor, location)

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 214	Street Number 5405	Street Name Eglinton Ave W	PO Box
City/Town Etobicoke		Province Ontario	Postal Code/ZIP Code M9C5K6

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

If yes, provide email addresses:

Landlord: barrie@londonprop.com, Tenant(s): adyanrfuture@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:

Phone: +1 705 716 9992, Email: barrie@londonprop.com

Note:

See Part B and E in General Information

4. Term of Tenancy Agreement

This tenancy starts on: 2023-09-01
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: 2024-08-31
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 1st (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	\$795.00
Parking (if applicable)	_____
Other services and utilities (specify if applicable):	_____
_____	_____
_____	_____
_____	_____
Total Rent (Lawful Rent)	\$795.00

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:

London Property Corp

d) Rent will be paid using the following methods:

Cheques, post-dated cheques, and/or pre-authorized debit (PAD)

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 _____ to _____ .
Date (yyyy/mm/dd) 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 \$ 20.00 _____ plus any NSF charges made by the landlord's bank.

Note:
The landlord's administration charge for an NSF cheque cannot be more than \$20.00

6. Services and Utilities

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

Gas	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Air conditioning	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Additional storage space	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
On-Site Laundry	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> No Charge <input type="checkbox"/> Pay Per use
Guest Parking	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No Charge <input type="checkbox"/> Pay Per use
Other <u>Hot Water Tank</u>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Other <u>Internet</u>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Other <u>Cleaning Services</u>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Provide details about services or list any additional services if needed (if necessary add additional pages):

The Tenant shall not install an air conditioning unit without first obtaining the written consent of the Landlord, and paying the monthly fee of \$50 for such appliance. Block/space heaters are forbidden.

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):

Tenant will be responsible for setup and payment of cable tv services directly with the service provider of their choice.

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):

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 \$ 795.00. 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:

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):

Smoking is prohibited in the unit and all common areas of the building.

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)
Bruno Monardo	B. Monardo	2023-08-26

Tenant(s):

Name	Signature	Date (yyyy/mm/dd)
Aditya Anantharaman Trikkur	A. Trikkur	2023-08-16
Name	Signature	Date (yyyy/mm/dd)
Name	Signature	Date (yyyy/mm/dd)
Name	Signature	Date (yyyy/mm/dd)

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/lrb/

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 الإنترنت أدناه

راهنمای اجارمنامه استاندارد در وبسایت زیر موجود است.

નીચે આપેલા વેબપેજ પર માનક લીઝ માટેની માર્ગદર્શિકા ઉપલબ્ધ છે.

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

ਹੇਠਾਂ ਦਿੱਤੇ ਵੈੱਬਪੇਜ ਤੇ ਮਾਣਕ ਲੀਜ਼ ਗਾਈਡ ਉਪਲਬਧ ਹੈ।

இயல்தரமான குத்தகைக்கான வழிகாட்டு முறைகள் கீழே உள்ள வலைப்பக்கத்தில் கொடுக்கப்பட்டுள்ளது

معیاری لیز سے متعلق گائیڈ نیچے ویب صفحہ پر دستیاب ہے۔

www.ontario.ca/standardlease

ADDITIONAL TERMS

USE

1. a) The Tenant agrees that he/she/they will not conduct, permit, or suffer any action whatsoever that might be objectionable or injurious to the reputation of the Landlord or other tenants.
b) The Tenant agrees to use the rented premises as a residential dwelling and for no other purpose.
c) The Tenant agrees not to allow the rented premises to be occupied by anyone other than the persons listed in Clause 1 of this Agreement, unless otherwise authorized by the Landlord in writing.
d) The Tenant will not use, or permit the use of, the rented premises for any unlawful purpose.

CONDITION OF PREMISES

2. The Tenant hereby acknowledges that the premises, appliances and appurtenances are in spotless condition, free of visible defects and fit for habitation and use, except as indicated in the Incoming Inspection Report which shall be carried out by the Tenant and submitted to the Landlord in writing within 2 weeks of the Possession Date. The Tenant agrees that there is no promise, representation or undertaking by or binding upon the Landlord with respect to any alteration, remodeling or decorating or installation of equipment or fixtures in the premises except such, if any, as is expressly set forth in this Tenancy Agreement. The Tenant hereby agrees to maintain the premises in the same condition as existed at the commencement of this Tenancy Agreement, or as improved by the Landlord thereafter.

CARE OF RENTED PREMISES

3. The Tenant agrees to keep the rented premises in a reasonable state of cleanliness and shall be responsible for damages and losses caused by his/her/their willful or negligent conduct or that of persons who are permitted on the premises by him/her/them, and not to make alterations or decorate without approval in writing from the Landlord and will, upon termination of the tenancy, remove any alterations and decorations and restore the rented premises to the same condition as they were on the Start Date or Possession Date, reasonable wear and tear expected. **Absolutely no painting is permitted by tenants.**

CLEANING SERVICE

4. a) The Landlord shall provide a monthly cleaning service for the duration of the lease term. At a predetermined and regularly scheduled time, the Landlord and/or the Landlord's agents will enter the premises to perform cleaning in all common areas, including living room, kitchen, and bathroom(s). Services include wiping down all countertop surfaces, sinks, appliances, bathroom fixtures, vacuuming of carpeted areas and mopping of tile floors. The cleaning service provided will be completed to the Landlords satisfaction.
b) The Tenant agrees to ensure the common areas are in a reasonable state of cleanliness and prepared for the services; counter tops free of clutter, sink(s) clear of any dishes, personal belongings removed from the floors. Should the Tenant fail to properly prepare, they will be responsible for any additional costs incurred by the Landlord to complete the service to a satisfactory and reasonable standard.
c) Bedrooms are not included in this service and remain the responsibility of the Tenant to keep in a reasonable state of cleanliness. The Landlord and/or its agents will not be responsible for the Tenant's laundry, dishes, any personal belongings such as furniture and small appliances, pets, or removing garbage/recycling from the unit.
d) Details regarding the scheduling of the cleaning will be provided to the Tenant within 1 month of the start date of this lease agreement. The Landlord reserves the right to make changes to the schedule and/or services with reasonable prior written notice to the Tenant.

REPAIRS

5. The Landlord covenants to keep the rented premises in a good state of repair and fit for habitation and so as to comply with the Health and Safety Standards as required by law. In the event of a breakdown of the electrical or mechanical systems, the Landlord will not be liable for damages or personal discomfort, but the Landlord will carry out repairs with reasonable diligence. The landlord will not be liable for any changes or disruptions to the phone and/or cable systems.

MAINTENANCE

6. The Tenant covenants to advise the Landlord, in writing, of any repairs or maintenance required to be done by the Landlord.

REGULATIONS RESPECTING VEHICLES ON PREMISES

7.
 - a) Private automobiles or other motorized vehicles will be parked only in spaces or areas allotted to them from time to time by the Landlord and not in any other spaces unless authorized in writing by the Landlord. The Landlord will be furnished with such information as will be required to identify each automobile. The Tenant will affix such markers as may be designated by the Landlord.
 - b) The parking space or area allotted to the tenant by the Landlord may be used only for the purpose of parking a single vehicle, and without limiting the generality of the foregoing, may not be used to store an automobile or other vehicles or objects in such a space.
 - c) Should the Tenant permit or suffer any vehicle to be parked in a location other than the allotted parking space, or area, or should any such automobile remain in the allotted parking space or area for such a period of time that the Landlord or his/her agent or employee believes that the said automobile has been abandoned, the Landlord shall be entitled to remove the said automobile from the property of the Landlord at the Tenant's risk and expense.
 - d) The Landlord has the right to remove, at the owner's risk and expense, all or any vehicles that are inoperable, or not bearing valid license permits.
 - e) Neither the Landlord, his employees, nor agents will be liable for any loss or damage to the vehicle or the contents of the vehicle howsoever caused.
 - f) No action will lie against the Landlord in replevin conversion, damages or any other form for the removal of the said vehicle.
 - g) The Tenant will indemnify the Landlord for any expense incurred in removing and storing or otherwise disposing of the said vehicle.
 - h) No repairs are to be carried out on any vehicle with the exception of minor emergency repairs, subject to the consent of the Landlord in writing.

GENERAL RULES

8.
 - a) **Locks**
 - (i) The Tenant shall not alter or add to the locking system on any door in or on the rented premises without written permission by the Landlord. The Tenant hereby consents to any change of locks in the building save that of the door giving direct entry to the rented premises.
 - (ii) In the event the Tenant or any Tenant's Agent locks himself/herself/themselves out of the rental premises, the Tenant will be responsible for all costs of re-entry including, but not limited to, locksmith charges, charges for damages however caused, and any service charge levied by the Landlord if the Landlord agrees to unlock the rental premises. Such costs will be paid by the Tenant to the Landlord upon demand, and may be collected in the same manner as rent.

b) Fire

- (i) The Tenant will not do, bring or keep anything in the premises, or permit or suffer such act, which will in any way create a risk of fire or increase the rate of fire insurance on the building or contents.
- (ii) Barbecuing or making of fires will not be permitted in or about the rented premises without the written authorization of the Landlord.

c) Noise – The Tenant will not cause, permit or suffer any noise or interference by any instrument or other device which, in the opinion of the Landlord, is disturbing the comfort of other tenants.

d) Access

- (i) The sidewalks, entry, passageways and stairways used in common will not be obstructed or used for any purpose other than proper access to and from the rented premises of the tenants. Bicycles will not be admitted into the building and will be kept in areas designated by the Landlord.
- (ii) The Tenant agrees not to permit or suffer any partition or fences to be erected on, in, or about the rented premises without the written consent of the Landlord.

e) Painting and Alterations

- (i) The Tenant shall not paint or permit the painting of any portion of the demised premises, or erect or cause to be erected any structure in, about, or upon the demised premises, or permit or make any structural alterations or changes in or about the demised premises without the prior written consent of the Landlord.
- (ii) Wallpaper may not be installed without the written consent of the Landlord.
- (iii) Spikes, hooks, screws, nails, or stick-on hangers, shall not be put into the walls or woodwork of the building, save as agreed upon by the Landlord.
- (iv) No adhesive products or self-adhesive products, including, but not limited to: sticky tack, double-sided tape, decorations and decals.

f) Electric Light Bulbs – The Landlord shall furnish electric light bulbs in the fixtures and fuses in the panel box installed by the Landlord at the time the Tenant takes possession of the demised premises, but not thereafter.

g) Balconies, Shades and Window Coverings

- (i) No awnings, shades, flower boxes, aeries, or other items will be erected over or placed outside windows, doors or balconies. Balconies will not be used for the hanging or drying of clothes or for storage. No objects whatsoever will be dropped, thrown, propelled or projected from the rented premises, and no Tenant will permit or suffer such act.
- (ii) **Drapes and drapery tracks**, where provided by the Landlord, will not be removed from the windows.
- (iii) **Window Coverings**, such as blinds and curtains, will not be provided by the Landlord. The Tenant will install any window coverings to the Landlord's satisfaction.

h) Signs – No signs, advertisements or notices will be posted or inscribed on any part of the building.

i) Pets – The Tenant hereby accepts liability for any and all claims and actions initiated by the Landlord, another tenant, a future tenant or any other person for any injury to any person or damage to any property in or about the rented premises or the complex as a result of the Tenant or any Tenant's Agent bringing any animal, bird, reptile or pet (individually and collectively, a "Pet") into the rented premises or on or about the complex. The Tenant, agrees to obtain written permission from the Landlord to ensure no roommates have allergies or extenuating circumstances prior to bringing any pet in the unit.

j) Garbage

- (i) Garbage will be placed in areas designated by the landlord and in conformity with the Dept. of Health Regulations and Fire.
- (ii) Tenants must ensure waste and recycling is neatly stored in their unit or in their own secure containers and taken out only on garbage days. Failure to comply will result in a \$5/bag or \$20.00 minimum cleanup fee payable to London Property Corp.

k) **Smoke Detectors** – The Tenants agree to test smoke detectors monthly and inform Landlord promptly of any defects.

l) Laundry

- (i) The use of the washing machines and dryers upon the premises shall be subject to the rules and regulations posted in the laundry room provided, or as otherwise provided by the Landlord.
- (ii) No clothes lines shall be erected in, around, or about any portion of the rented premises, nor shall laundry be hung outside any portion of the said premises without written consent from the Landlord.

m) **Defects** – The Tenant shall give the Landlord prompt written notice of any accident or defects such as in water pipes, gas pipes, or heating apparatus, telephone, electric light or any other installations and shall be liable for any damage caused by failure to give such notice.

n) Repairs and Replacements

- (i) Except if repairs or replacements are required by normal wear and tear, the Tenant will be responsible for all repairs and replacements in the rental premises including, without restricting the generality of the foregoing; broken glass, torn screens, damaged light fixtures, damaged carpeting/flooring, damaged doors/frames, damaged appliances, plugged toilets and plugged sinks.
- (ii) All glass, locks, doors and trimmings in or upon the doors or windows of the demised premises should be kept whole and whenever any part thereof shall become lost or broken, the same shall be immediately replaced or repaired under the direction and to the satisfaction of the Landlord, and such replacements and repairs shall be paid for by the tenant of the rented premises.

o) **Refrigerators** – Ice must not be scraped from any surface and electric defrosters must never be used. Plastic parts must not be subjected to water hotter than the hand can bear. Any damages will be borne by the Tenant.

p) Appliances

- (i) The Tenant shall not install any appliance without first obtaining the written consent of the Landlord, and paying the Landlord the required charge for such appliances which shall include but not be limited to Dishwashers, Air Conditioners, Washing Machines, Clothes Dryers, Refuge Compactors.
- (ii) Window Air conditioners are forbidden. Only portable models are allowed.

q) **Waterbeds** – No waterbed(s) will be brought onto the rented premises without the prior written permission from the Landlord which permission may be arbitrarily withheld.

r) **Vermin** – The Tenant will advise the Landlord of the presence of vermin and pests in or about the rental premises from time-to-time, and the Tenant will keep the rental premises free of vermin and pests. In so doing the Tenant will procure and pay for any professional pest control service which may be necessary from time to time, and will abide by the recommendations of the Landlord and/or the pest control service in this regard. Failure of the Tenant to comply with this provision will be deemed to constitute a consent that the Landlord may enter the rented premises for the purpose of exterminating any such vermin and pests and any costs thereof will be paid to the Landlord by the Tenant.

s) **Noxious Substances** – The Tenant will not bring or permit the bringing or storage of any contaminants or noxious, dangerous or toxic substances into or upon the rented premises or any part of the Complex or lands owned or leased by the Landlord. The Tenant will be liable to 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 provision.

t) **Marijuana Cultivation** – The Tenant agrees that no tenant, resident, visitor or guest will grow marijuana, cannabis, or similar plant in any part of the leased premises.

u) **Contagious Disease** – The Tenant agrees to remove any person or persons who have developed infections or contagious disease from the rented premises, and to have the said premises fumigated or treated immediately in accordance with any By- law or Regulations in force relating to any such disease, such fumigation or treatment to be at the Tenant's risk and expense.

v) **Moving**

- (i) Household furniture and effects may be removed from the premises only at the time and in the manner prescribed by the Landlord.
- (ii) The Tenant will not damage any part of the building or premises by moving furniture or other articles in or out of the said premises, and agrees to indemnify the Landlord for any expense incurred as a result of damage so caused.

w) **Extended Absence** – In the event that the tenant must vacate premises for an extended period, said tenant shall verify utility readings with the utility companies, inspect fixtures and report any leaks (from toilet or faucets) to the landlord in writing. Failure to do so may result in large utility bills which the Tenant is liable.

x) **General**

- (i) The rules and regulations governing the use of any additional services by the Landlord will be observed and adhered to. Such services will include but not be limited to, swimming pools, sauna baths, exercise rooms, recreational areas and similar services, which are for the exclusive use of tenants and those members of their families occupying the rented premises.
- (ii) The Tenant will not violate, or permit or suffer, violation of Federal, Provincial or Municipal statutes, laws or by-laws.

y) **Amendments** – The Tenant covenants and agrees to comply with each of the rules and regulations as may from time to time be amended, modified or added to upon notice to the Tenant.

INTERNET SERVICE

9. a) The Tenant(s), hereby agree to have internet service provided to the premises by Rogers Internet. The Tenant understands the service being provided will have unlimited bandwidth. Additionally, should the Tenant not be satisfied with the service or choose to not use the service for whatever reason, there will be no rebates or rent deductions given. The Tenant will then be responsible for obtaining an alternative service at their own cost.
- b) The Tenant(s), further agree that they will not damage or cause to be damaged any part associated with the internet service and understand that the tenant will be held liable for any damage that results in any tampering or modifying of any part of the internet service, including but not limited to modems, wires, or other devices.
- c) The Tenant(s) understand the internet service is provided by Rogers Internet and that the Landlord, London Property Corp. will not be held responsible for any outages or disruptions to the internet service.
- d) This service is being provided to you by the Landlord and their representatives as consideration for you to ensure all rent payments are kept in good standing to secure that there will be no interruption with these or services related to your tenancy.
- e) The Services may not be used for any activity that violates any local, state, federal, or international law, order or regulation is a violation of this Policy.
 - (i) Additionally, the Services may not be used to breach the security of another user or to attempt to gain access to any other person's computer, software or data, without the knowledge or consent of such person. They also may not be used in any attempt to

circumvent the user authentication or security of any host, network, or account. This includes, but is not limited to, accessing data not intended for you, logging into or making use of a server or account you are not expressly authorized to access, or probing the security of other networks. Use or distribution of tools designed for compromising security, such as password guessing programs, cracking tools, packet sniffers or network probing tools, is prohibited.

- (ii) The Tenant(s) may not disrupt the Services. The Services also may not be used to interfere with computer networking or telecommunications services to any user, host or network, including, without limitation, denial of service attacks, flooding of a network, overloading a service, improper seizing and abuse of operator privileges and attempts to "crash" a host. The transmission or dissemination of any information or software that contains a virus or other harmful feature is also prohibited.
- (iii) The Tenant(s) may not use the services for cryptocurrency mining, or similar commercial activities.
- (iv) The Tenant(s) are solely responsible for the security of any device you choose to connect to the Services, including any data stored on that device.

ROOMMATES

- 10. The tenant understands that their rental unit may be occupied by male and/or female tenants. This roommate waiver is null and void if a separate male or female only addendum is signed by both the tenant and all other parties involved. The Tenant will not hold London Property Corp. responsible if they are unsatisfied with their roommate(s) assignments.

ASSIGNMENT & SUBLET

- 11. a) The Tenant covenants not to assign or sublet the rented premises without leave. The Landlord agrees not to arbitrarily or unreasonably withhold permission to assign, sublet or otherwise part with possession, nor to charge for such permission other than an administration and processing fee in the amount of \$200.00 provided that this covenant shall not be construed to mean automatic acceptance of a prospective assignee or subtenant who would not otherwise have been acceptable as a tenant.
- b) In the event that the tenant desires that the Landlord act as agent on the tenant's behalf in assigning or subletting the rented premises, and the Landlord consents thereto in writing, the tenant agrees to pay an agency fee in the amount of one month's rent.
- c) The Tenant further agrees that if the rented premises are sublet or assigned, they shall pay to the Landlord all costs of redecorating and cleaning, as determined by the Landlord.
- d) All fees and payments under this paragraph are payable at such time as the Tenant may give notice to the Landlord of his intention to assign or sublet, or so soon thereafter as the Landlord may demand.
- e) Last month rent deposits are non-refundable.

ABANDONMENT OF THE PREMESIS BY TENANT

- 12. a) If rent is unpaid after the due date, and if it appears to the Landlord or his Agent or Employee that the Tenant has vacated or abandoned the premises, the Landlord or his Agent or Employee may enter the rented premises and in addition to all other rights reserved to the Landlord may re-rent the premises. The rented premises shall be deemed to have been vacated, or abandoned if inspection reveals the 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 premises may be deemed to be vacated or abandoned.
- b) The Tenant agrees to pay to the Landlord costs incurred by the Landlord in re-renting the premises, which costs will include commission fees, advertising, administrative costs, and all costs of redecorating and

cleaning. In addition to any other damages to which the Landlord is entitled under this Agreement or by law.

LIABILITY

13. a) The Landlord shall not be liable or responsible in any way for any personal injury that may be suffered or sustained by the Tenant or any employee of the Tenant or any other person who may be upon the demised premises or in or about the building or on the sidewalks and laneways or streets adjacent to the same or for any loss or damage or injury to property belonging to or in the possession of the Tenant or any employee of the Tenant or any other person whether such property is in the demised premises or in or about the building or on the sidewalks and laneways or streets adjacent to the same, and in particular (but without limiting the generality of the foregoing) the Landlord shall be not liable for any injury, loss or damage to person or property caused by fire, smoke, steam, water, rain, snow or fumes which may leak, issue or flow into the demised premises from any part of the building or from the water, sprinkler, drainage or from smoke pipes or plumbing equipment of the same or from any other place or quarter or caused by or attributable to the condition or arrangement of any electrical or other wiring or of the air-conditioning equipment or caused by anything done or omitted by any Tenant or other occupant.
- b) The Tenant shall be liable for any damage done to the premises and building by reason of water being left running from the taps or blocked toilets in the demised premises or from gas being permitted to escape.

DAMAGE TO PROPERTY

14. In the event of damage, destruction or disposition of the Tenants' Property, which the Tenant believes has resulted from an act or omission of the Landlord, Landlords' Agent(s) or Superintendent, the Tenant agrees to notify the Landlord on the next business day, in writing, of such damage, destruction or disposition and to provide written particulars of same, including the alleged cause. The Tenant further agrees not to dispose of, repair or replace any such property without first permitting the Landlord to inspect it. In addition, where the Tenant proposes to incur expenses which the Tenant believes have resulted from an act or omission of the Landlord, Landlords' Agent(s) or Superintendent, the Tenant shall first notify the Landlord of the intention to incur such expenses and shall permit the Landlord an opportunity to propose other arrangements which may be more effective and less costly than those for which the Tenant proposes to incur expense. In all cases of damage to property, however caused, the Tenant shall notify his insurer of the damage and shall file a claim with his insurer for the full amount of the loss.

NOTICE OF TERMINATION

15. a) If the Tenant wishes to terminate the tenancy at the end of the term created by this Tenancy Agreement, as same as may have been previously extended or renewed, then he/she/they will give written notice to the Landlord delivered in accordance with the Residential Tenancies Act, not less than 60 days prior to the expiration of this Tenancy Agreement or any statutory or other renewal or extension thereof, ending on the last day of the calendar month.
- b) The Tenant agrees to vacate the rented premises by 1 o'clock p.m. on the final day of this Tenancy Agreement or any renewal thereof.**
- c) Upon termination of the tenancy, the Tenant will give vacant possession and deliver the keys of the rented premises to the Landlord on termination of this Tenancy Agreement; failure to comply with this provision will render the tenant liable to an administrative and replacement cost in the amount of \$100.00 in addition to any other liabilities imposed upon the Tenant by this Agreement or bylaw.
- d) The premises shall be left fit for occupancy by the new tenant, clean, undamaged, and with all furniture and refuse removed. And, in particular, without limiting the generality of the foregoing, the Tenant shall:
- (i) Leave the rented premises, appliances and appurtenances in the same condition as existed at the commencement of this Agreement. If the condition of the premises has been improved by the Landlord following the commencement of this Agreement, either

pursuant to the Incoming Inspection Report described in Paragraph 12 herein or in any other manner or for any other reason whatsoever, the Tenant shall leave the premises in the said improved condition.

- (ii) Keep and leave carpet and tile floors, walls, ceilings, windows and doors in a clean condition at the expense of the Tenant, and not move heavy furniture over the floors or stairs; coasters must be used for heavy furniture.
- (iii) Leave the stove, refrigerator and any other appliance in immaculate condition, inside and outside, and replace any broken, missing or damaged parts before vacating;
- (iv) Clean and defrost the Refrigerator, but leave it running; at normal setting.
- (v) Remove all contents and refuse from the rental premises and leave any common areas, storage areas and/or yard emptied and cleaned.
- (vi) **Should the Landlord be required to clean the apartment as a result of the Tenant's failure to comply with this clause, the Tenant shall pay all costs of cleaning.**

OBLIGATIONS JOINT & SEVERAL

16. Everything contained within this Tenancy Agreement shall extend to and be binding on the respective heirs, executors, administrators, successors and assigns of each party hereto. The provisions shall be read with all grammatical and gender changes necessary and any singular reference to the Tenant will be deemed to include all parties who are designated as a Tenant under the Tenancy Agreement. **All covenants herein contained shall be deemed to be joint and several obligations. Each person named as a tenant in this Tenancy Agreement is bound to fulfill all of the obligations of the "Tenant" hereunder on a full joint and several basis, not a pro rata or proportionate or percentage basis.**

PERSONAL INFORMATION

17. The tenant consents to the Landlord, including any agents of the Landlord, collecting and possession the Tenant's name and "personal information" (as such items are defined in the *Personal Information Protection and Electronic Documents Act*), including the financial and other information contained in this Tenancy Agreement provided to the Landlord or its agents with the knowledge and consent of the Tenant. The Tenant consents to the Landlord using, releasing and/or disclosing the information to: (A) the employees of the landlord and the Landlord's agents (including collection agencies) for the purpose of administering this Tenancy Agreement and/or the tenancy; (B) the landlord's legal, financial and other consultants for the purpose of administering this Tenancy Agreement and/or the tenancy; (C) the Landlord's lenders or potential lenders and their respective legal financial and other consultants, for the purpose of arranging and/or complying with financing; (D) Canada Mortgage and Housing Corporation, Ontario Mortgage and Housing Corporation, or any other government body, for the purpose of administering and/or verifying this Tenancy Agreement and/or the tenancy; (E) any insurance companies providing (or wishing to provide) insurance coverage including, without limitation, any title or mortgage insurance companies providing (or wishing to provide) title or mortgage insurance to the Landlord; (F) any provider of utilities, services and/or commodities to the property and/or the Rented Premises (including, without limitation, gas, electricity, water, telephone, cable, internet and/or satellite TV for the purpose of marketing, promoting and/or providing such utilities, services, and/or commodities; and (G) a company or organization affiliated, associated or related to the Landlord, in order to provide the Tenant with information relating to the Complex or other projects of the Landlord or such entities.

ESTIMATED COSTS FOR DAMAGES – SUMMER 2022

Subject to change without notice based on material costs and availability

Item	Description	Price
Entry Door	Replace Fire-Rated Door	\$700
Bedroom Door	Replace Fire-Rated Door	\$500
Bedroom Door	Replace Safe N' Sound Door	\$350
Bathroom Door	Replace Hollow Core Door	\$275
Closet Door	Replace Hollow Core Door	\$275
Door	Repair to Doors**	\$100
Door Frame	Replace Frame	\$200
Door Frame	Repair Frame**	\$100
Doorknob	Replace Damaged/Missing Doorknob	\$75
Drywall	Drywall Damage Repairs***	\$50 minimum per item
Carpet	Replace Damaged Carpet	\$5.00 per square foot
Carpet Cleaning	Steam Clean Carpets***	\$2.00 per square foot
Countertop	Replace Damaged Countertops	\$45 per linear foot
Cabinet Doors	Replace Kitchen/Bathroom Cabinet Doors	\$150-\$300
Fridge	Replace Damaged Fridge	\$1000
Fridge Parts	Replace Damaged/Missing Door Shelve	\$75
Fridge Parts	Replace Damaged/Missing Crisper	\$150
Fridge Parts	Replace Damaged Seal	\$200
Stove	Replace Damaged Stove	\$850
Dishwasher	Replace Damaged Dishwasher	\$700
Laundry	Replace Broken Stacked Washer/Dryer	\$1500
Towel Rack	Replace Damaged/Missing Towel Rack	\$75
Toilet Paper Holder	Replace Damaged/Missing TP Holder	\$50
Mirror	Replace Broken Mirror	\$100-\$300
Stool	Repair Damaged Stool Fabric	\$75
Window	Replace Damaged Window Sash	\$300-\$600
Window Screen	Replace Damaged/Missing Window Screen	\$50-\$100
Window Screen	Repair Damaged Window Screen**	\$50
Fire Alarm System	Replace Damaged Fire Horn/Heat Detector	\$250
Smoke/CO Detector	Replace Smoke/CO Combo Detector	\$100
Painting	Return Walls to Original Colour	\$500 minimum
Painting	Repaint Ceiling	\$200 minimum
Cleaning	General Cleaning***	\$200 min. plus \$50/hr
Furniture	Remove Large Items from Unit	\$50 per item
Garbage	Remove Garbage from Unit/Hallway	\$20 per bag

*** Where permissible*

**** Outside of acceptable wear and tear*

UUID: f5e20799-e480-428a-a590-fb01f2fed5bb
Name: Lease-359 Duckworth-2023-09-01-2024-08-31
File Name: Lease-359_Duckworth-2023-09-01-2024-08-31-3a21aca2985ee802ef03bac71fe5960c.pdf
Status: PROCESSING_SIGNATURES

History

Aug 26, 2023 08:52PM UTC	Document Signed IP: 97.108.20.131	This document was signed by Bruno Monardo
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