

Deepak Kulkarni  
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Thunderbay, P7B 5S8  
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+1 (807)-358-1651  
2023/06/01

Dear visa officer,

I hope this letter finds you well. I am writing to extend a formal invitation to my esteemed friend, Yash Bhatia, to visit Canada. The purpose of his visit is primarily to spend quality time with me and immerse himself in the rich attractions and cultural experiences Thunder Bay has to offer.

As a student, residing in Thunder Bay and someone deeply passionate about showcasing the captivating aspects of our city, I believe it would be a tremendous opportunity for my friend to explore its unique offerings. Thunder Bay is renowned for its natural beauty, historical significance, and vibrant cultural heritage, making it an ideal destination for visitors seeking an authentic Canadian experience. By accompanying my friend during his stay, I will ensure that he has a memorable and enriching visit to our beautiful city.

I kindly request your assistance in facilitating the necessary arrangements for his visit. It would be greatly appreciated if you could provide any guidance or support regarding the required documentation, visa application process, or any other formalities that may be necessary for his entry into Canada.

Yash Bhatia is a responsible individual with impeccable character and a genuine desire to explore different cultures. He is well-versed in adhering to the legal and ethical norms of international travel, and I am confident that his visit will be conducted in a respectful and responsible manner.

Should you require any additional information or supporting documents, please do not hesitate to contact me at +1 (807)-358-1651 or deepak.bkl98@gmail.com. I would be more than happy to provide any necessary details that will facilitate the smooth processing of his travel arrangements.

Thank you for your attention to this matter. I look forward to a positive response regarding the necessary guidance and support to ensure a successful visit for my friend. I am confident that their time in Thunder Bay will not only be personally rewarding but also contribute to fostering cultural exchange between our nations.

Yours sincerely,

Deepak Kulkarni

## 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)

- Landlord's Legal Name  
**Yuanchao Li**

#### Note:

See Part B in General Information

#### and Tenant(s)

1. Last Name <b>Arora</b>	First Name <b>Kshitij</b>
2. Last Name <b>Baburao Kulkarni</b>	First Name <b>Deepak</b>
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 <b>543</b>	Street Name <b>Beverly Street</b>	
City/Town <b>Thunder Bay</b>	Province <b>Ontario</b>	Postal Code <b>P7B 5S8</b>	

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

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	Street Number 65	Street Name Ravenwood Ave	PO Box
City/Town Thunder Bay	Province ON	Postal Code/ZIP Code P7B 4H7	

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:  
yuanchaoli84@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:  
431 336 5285

#### Note:

See Part B and E in General Information

### 4. Term of Tenancy Agreement

This tenancy starts on: 2023/05/01  
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: 2024/04/30  
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 \$25,200.00

Parking (if applicable)

Other services and utilities (specify if applicable):

\$2100 rent per month.

Tenants have to pay the hydro and wifi.

Only water is included in the rent.

**Total Rent (Lawful Rent) \$25,200.00**

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:  
[Yuanchao Li](#)

d) Rent will be paid using the following methods:  
[e-transfer to yuanchaoli84@gmail.com](#)

**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) .

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 \$ \_\_\_\_\_ 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 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 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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> No Charge <input type="checkbox"/> Pay Per use
Other _____	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Other _____	<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):

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):

**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 \$ 2,100.00 . 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 \$ 200.00 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:  
Four keys for the main entrance door, and one key for each of the bedrooms. The total number of the keys is 8.

### 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):

### 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)
Yuanchao Li		2023-02-21

Tenant(s):

Name	Signature	Date (yyyy/mm/dd)
Kshitij Arora		2023-02-21
Name	Signature	Date (yyyy/mm/dd)
Deepak Baburao Kulkarni		2023-02-21
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.



## Addendum

Feb 20, 2023

Addendum to rental agreement – -----

1. The first payment \$1100 should be made on the date this lease has been signed. The second payment \$1000 should be made on April 1st, 2022. The last month's rent \$2100 and the deposit \$200 totaling \$2300 should be made before the tenants moving into the house.
2. The rent is due on the 1st day of each month. if the rent is paid late, there will be \$25 late fee.
3. Each of the tenants is responsible to pay the whole rent.
4. If there is no intentional damage and the house is clean and organized after the tenants moving out and returning keys to the landlord or his agent, the landlord should return the \$200 deposit to the tenants.
5. The tenants will take over the hydro account when moving in the unit.
6. The tenant agrees to dispose of their ordinary trash on a weekly basis, putting the garbage bin beside the street in the evening of Wednesday, and then taking it back to the yard after the city has collected the garbage.
7. The tenant agrees that the landlord or an agent designated by the landlord will be doing a monthly inspection of the house if it is necessary.

Landlord(s):

Name

Yuanchao Li

Signature

Date (yyyy/mm/dd)

2023-02-21

[Add a Landlord \(+\)](#)

[Remove a Landlord \(-\)](#)

Tenant(s):

Name

Kshitij Arora

Signature

Date (yyyy/mm/dd)

2023-02-21

Name

Deepak Baburao Kulkarni

Signature

Date (yyyy/mm/dd)

2023-02-21

Name

Signature

Date (yyyy/mm/dd)

Name

Signature

Date (yyyy/mm/dd)