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Between
Guardian Villa Townhomes / GSK Properties1
- and - GSK Properties2 Dihana1

Full Name : Neeraj

(individually or collectively referred to as the “Tenant”)

THE TENANCY CREATED BY THIS AGREEMENT IS GOVERNED BY THE RESIDENTIAL TENANCIES ACT (THE “ACT”), AND IF THERE IS A CONFLICT BETWEEN THE AGREEMENT AND THE ACT, THE ACT PREVAILS.

PREMISES: The Landlord hereby leases to the Tenant and the Tenant hereby leases from the Landlord the following residential premises described as follows:

Building Name : gbfg

Unit Number : 5

Address : testdev 123

City :

Edmonton

Postal Code :

1234

TERM & NOTICE-

This agreement is for a fixed term, commencing at 12 o'clock noon on October 19, 2023 ending at 12 o'clock noon on the Last day of October 29, 2023.

RENT

The tenant shall pay to the landlord without any deductions whatsoever as the landlord shall direct from time to time a monthly rental sum [here after called "rent"] of:

Commencement Date :

2023/11/02

Monthly Basic Rent (\$) :

2000

Monthly Pet Fee (\$) : ☐ Yes ☒ No

Monthly-Underground
Parking Fee(\$) : ☐ Yes ☒ No

Surface Stall Fee (\$) : ☐ Yes ☒ No

Storage Fee (\$) : ☐ Yes ☒ No

TOTAL RENT (\$)

2000

Incentives

☐ Telus
(cable/internet)

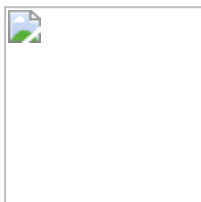
☐ Ealt (Early move in
incentive)

☒ Both

Rent is due in full no later than the 1st day of each month.

Landlord	Tenant(s)
GPD	hh





When two or more persons comprise the tenant for the purposes of this agreement, the Landlord may collect the rent due to the landlord pursuant to the agreement from anyone, some or all of them. The tenant shall pay the rent reserved, without demand, at the times and in the manner specified here in provided without deduction, abatement or set-off.

NOTICE OF EARLY LEASE TERMINATION

If the Tenant wishes to end the Tenancy they MUST submit a Notice of Intent to Terminate the Lease minimum 60 Days to the Community Manager in writing prior to their intent to vacate. Tenant termination of the Tenancy prior to the end of the Fixed Term Tenancy requires the payment of 2 Months of Total Rent and any additional surcharges for repairs, cleaning if required to the rental suite. Lease Break Fee: \$400 TELUS Surcharge if lease is terminated by tenant + LEASE BREAK Fee of Two Month's Total Rent.

SECURITY DEPOSIT/PET FEE DEPOSIT

The Landlord acknowledges receipt on (Date): November 2021 from the Tenant as a security deposit. The Security Deposit may be utilized by the Landlord in such amount as is necessary to provide for any or all of the following:

Description

Security Deposit (\$)
(Refundable)

8888

TOTAL Security Deposit (\$)

8888

The landlord is entitled to use and retain the security deposit in the event the tenant: does not take possession on the commencement of the term of this lease, does not pay the first installment of rent, or does not execute a lease agreement satisfactory to both parties.

The landlord may apply such amounts as he/she deems necessary to provide for:

1. Repairing or replacing any fixtures, fittings, appliances, or facilities located in, upon or about the leased premises.
2. Cleaning and arranging for cleaning of the leased premises; including appliances, windows, floors, walls, professionally steam cleaning the carpets, repairing paint work etc.
3. To remedy a breach of an obligation of the tenant hereunder at any time.
4. The security deposit can NOT be used by the tenant towards any rent.

PETS

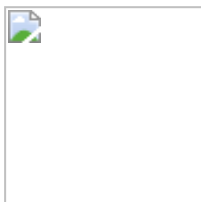
Cats and small dogs under 20 lbs., full grown, are allowed with a \$300.00, pet nonrefundable fee. All animals must be spayed or neutered. Dogs must always be on a leash outside of your apartment while on Property. You must pick up after your dog. Management will also conduct an interview with pet if required. All Pets must be approved by management prior to signing the lease or during tenancy. Monthly fee of \$25.00 per pet will be applied.

LATE FEE

The full rent is due on the first day of each month. There will be a late payment fee of \$75.00 charged if the full rent is paid after the 2nd day of the month and an additional \$100.00 if paid after the 15th of the month. In the event the bank returns cheque unpaid; the tenant hereby agrees to pay a \$75.00 fee for each returned cheque in addition to the \$100.00 late fee if paid after the 15th of the month. Any funds received will first be applied to the outstanding balance. In the event rent is not paid by 1st day of the month, tenant will get eviction notice to vacate the property, unless payment arrangements have been made with management and is approved.

Landlord	Tenant(s)
GPD	hh





The tenant agrees to pay, as when due, the charges to his premises for the following utilities and service for Electricity: Service Provider Account # must be provided to Management at the time of moving in.

UTILITIES AND SERVICE

The tenant agrees to pay, as when due, the charges to his premises for the following utilities and service for electricity, gas and water. Service Provider Account # must be provided to Management at the time of moving in.

☐ Water Supply ☐ Heat Supply ☐ Electricity

APPLIANCES

The Tenant agrees to keep clean in good condition, all assets, including appliances, furnishings and equipment contained at the time of possession in the Premises, which specifically includes, without limitation:

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OTHER OCCUPANTS* (mandatory)-- put N/A also (Tenant will fill)**

The tenant agrees that in addition to the tenant, the premises may be occupied only by the following persons:

Description

Name	Relationship	Age
<input type="text"/>	<input type="text"/>	<input type="text" value="null"/>

Together with any natural increase in the tenant's family, but not to exceed a total of 2 Adult unless the landlord consents in writing to the occupation of the premises by some other or additional person or persons. Each approved additional adult will be charged \$50.00 extra per month.

CONDITION REPORT

Prior to the tenant taking possession of the premises, the landlord and the tenant shall complete and execute an entry condition report detailing the condition of the premises, fixtures and appliances, and the said report shall be conclusive evidence of the condition of the premises, fixtures, and appliances, an exit report shall be similarly completed and executed and all charges for repair of damages and cleaning of the premises will be based on these reports. When Tenant is moving out- they are responsible to get all carpets steam cleaned and provide Management with a proof of receipt.

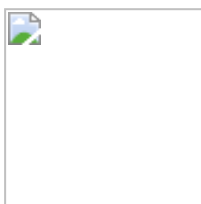
TENANT INSURANCE

The Tenant promises to hold a valid insurance policy, which includes the Tenant's contents in the Home, including contents in vehicle. The policy is required to insure the Tenants and any guests against loss or damages, including personal injury and death. The Tenant promises to carry general comprehensive liability insurance to a minimum of \$2 Million Liability coverage. Must be purchased through Nuera insurance online.

****Proof of current and accurate Tenant's Insurance is required before move in will be allowed**** Tenant Insurance is a mandatory and can lead to eviction if tenant does not have it

Landlord	Tenant(s)
GPD	hh





THE TENANT HEREBY COVENANTS WITH THE LANDLORD AS FOLLOWS:

SAFETY & REPAIRS

The tenant will not do anything, nor neglect to do anything by which fire or health hazard is created. The tenant will comply with all fire, health, and sanitation regulations. The tenant shall take good care of the premises and keep the same in reasonably clean condition. The tenant will be responsible for repairing and replacing windows, screens, light bulbs, fuses, fixtures, appliances and all floor coverings and counter tops damaged, broken, removed, destroyed, stained, or soiled by the tenant, or the tenant's guests or invitees. The tenant will be responsible for and promptly pay on demand all charges relating to any service supplied to or used on the premises where properly chargeable to the tenant through causation or neglect including maintenance of yards and sidewalks, plugged toilets, sinks and drains etc. The cost of any damage resulting directly or indirectly there from. Charges will be levied at \$40 per hour plus travel time and equipment use if done by the landlord's own forces, or at the charge levied by people he may hire plus 20% to cover overseeing. The tenant shall be responsible for all damages resulting from the escape of water within or from the leased premises, and from the use of defective electrical or other appliances of any kind. Leaks in pipes, are to be repaired by the landlord within a reasonable time after notice, but the landlord shall not be liable or responsible for any damages resulting from such leaks or overflow.

Together with any natural increase in the tenant's family, but not to exceed a total of 2 Adult unless the landlord consents in writing to the occupation of the premises by some other or additional person or persons. Each approved additional adult will be charged \$50.00 extra per month.

CONDITION REPORT

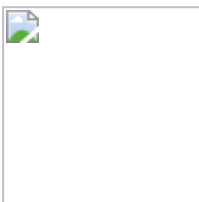
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DAMAGE & DEFECTS

The tenant will not do or permit significant damage to the leased premises or common areas of the property. If this policy is not adhered, tenant will be given 24-hour eviction notice. The tenant must give the landlord prompt notice of any accident, damage, leak or defect in the water pipes, heating apparatus, electrical wiring or apparatus on the premises.

EXTENSION

The tenant will vacate the premises at the expiration or termination of the term of this lease unless a lease extension is signed by both the landlord and the tenant.

QUIET ENJOYMENT & RIGHT OF ENTRY

The landlord and the tenant covenant that subject to the rights contained herein, the landlord will not in any significant manner disturb the tenant's quiet possession or peaceful enjoyment of the leased premises. It is mutually agreed that the landlord is entitled to enter the leased premises without written consent or notice if he/she has reasonable grounds to believe that any emergency requires him to enter the premises or that the tenant has abandoned the premises. The landlord is further entitled to enter the leased premises after giving a 24-hour written notice to the tenant:

(Landlord is permitted for inspection of a suite every 3-6 months with given notice to tenant)

A. To inspect the state of repair of the leased premises.

B. To make repairs to the leased premises

C. To show the premises to prospective purchasers or mortgagees of the premises.

D. To show the premises to prospective tenants after either party has served a notice of termination of the tenancy. It is further mutually agreed that after notice of termination has been served that the tenant agrees to allow the landlord to show the leased premises to prospective tenants with the requirement of the 24-hour notice in writing as contained in this clause providing such showings are carried on between 9 am. and 6 pm (Monday to Saturday) and the landlord verbally advises the tenant that he is actively advertising the premises for rent.

BREACH OF AGREEMENT & COLLECTION

It is mutually agreed between the landlord and the tenant that if the tenant commits a breach of this lease agreement or the Residential Tenancies Act, the landlord may:

A. Recover arrears of rent

B. Recover damages resulting from the breach.

C. Recover compensation for the use of the occupation by the tenant should he hold after the tenancy has expired or terminated

D. Recover possession of the premises

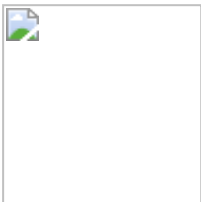
E. Should the rent become overdue or the tenant damage the premises and the landlord sue for the same or sue for possession or non-payment of rent the tenant shall pay for all court costs and all legal fees associated with such action on a client solicitor basis. In addition, the tenant hereby agrees to pay all costs associated with the landlord having to hire a collection agency to collect overdue or unpaid rent.

INDEMNITY

The tenant will indemnify and save harmless the landlord for, and in relation to any and all loss, damage or personal injury caused by or sustained by the tenant or the tenants guests or invitees, through neglect, misuse, or carelessness and the tenant shall indemnify and save harmless the landlord and agents for and from all action, claims for damage or injury of any nature, kind and description whatsoever arising out of or in connection with the tenants occupation of the leased premises the facilities, parking areas and grounds located in, upon or associated with the leased premises, and the tenant acknowledges that the landlord shall not be responsible for any loss of the tenants property, however caused and that the tenant is responsible for insuring his property against loss from any cause.

Landlord	Tenant(s)
GPD	hh





RULES AND REGULATIONS

The parties hereto mutually covenant and agree that the landlord may from time to time make such responsible rules and regulations for the care, use and cleanliness of the leased premises, the parking areas, the grounds and facilitation, upon or about the building in which the leased premises are located. The tenant hereby covenants to obey such rules and regulations and agrees that any amendments to the rules and regulations in force as of the date of this lease shall be deemed to be incorporated into and form part of this lease. A. Nothing shall be thrown or placed or hung outside the windows or on window ledges without written permission. This specifically includes but is not limited to satellite dishes. Any junk removal items such as Mattresses, Appliances or other items left in garbage dump or surrounding area of the property, tenant will be charged \$200 per item for removal. Air conditioners are not allowed on the window unless its portable unit approved by Management.

B. The tenant further hereby agrees not to place any curtains or drapes on the windows and specifically not to use sheets, blankets, tin foil, or flags to cover windows. In the event the landlord finds such items being used and the tenant does not remove them, the tenant agrees to compensate the landlord \$150 for his time and trouble of removing such window coverings and trouble of sourcing and placing appropriate window coverings in the windows.

C. Balcony decks shall be for the use of barbecues (up to 20 pounds tanks only) and plants and shall not be used for storage areas. Boxes, tires or other articles may not be placed on the balcony or rails.

D. The tenant agrees to remove any soiled or wet footwear in the lobby of the building in which the premises is located and carry the footwear to his suite.

E. No structural alterations, wall mount TV, painting, wall paper, decal, re-decorating or driving of nails, screws in walls, floors or woodwork are to be done without written consent.

F. No rubbish or boxes shall be left in the corridors, parking areas or entrance and deck areas or around garbage disposal containers. Furniture, large appliances and other items, which will not fit in the dumpster, must be carted to the dump by the tenant for removal of such items. G. Windows shall not be left open to cause damage by rain, water or freezing to the premises at any time. The tenant shall be responsible for any damage caused by such an action. Smoking any material such as Cannabis, Tobacco, Cigar material, Vaping (or Marijuana of any form) is NOT allowed in suites, patios, green spaces, parking lot, Inside/Outside premises of the property, Underground Parking or Yard. No Cannabis plants to be grown on property also.

H. If negligence caused by the tenant for broken or damaged glass, locks or trimmings on doors or windows of the premises, tenant must pay for damages. No Real Trees for Christmas Trees allowed. I. If the tenant is absent for an extended period or the premises is unoccupied, the tenant is to arrange for a regular inspection by a competent person or let the management know.

LANDLORD'S AGENT

It is understood and agreed by and between the parties hereto that the landlord shall have the right to appoint such agents to act on his behalf, and deal with the tenant pursuant to this lease, as the landlord shall consider necessary and for the lease.

LOCKS, KEYS, PARKING PASS, FOB

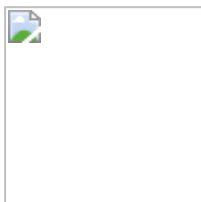
The cost of replacing any lost suite keys, Fobs, Mailbox keys, Parking Pass will be borne by the tenant. No locks are to be installed or changed by the tenant. All keys to the premises and related facilities shall be delivered up to the landlord upon termination of this lease. If the landlord is required to change any locks due to keys not being delivered promptly to the landlord, the tenant shall immediately pay for all costs incurred. (Tenants are responsible for the cost of any lock outs- \$150 one-time charge). If the Management supplies you with a replacement item, the charge to the tenant will be \$75.00 per item. Full payment must be made in full prior to the landlord providing replacement item to the tenant.

HEAT AND HOT WATER

The Landlord shall not be responsible for damage resulting from any interruption of heat or hot water. In the event of boiler malfunction or breakdown, the landlord shall not be responsible for alternate accommodation costs should they be required by the tenant if circumstances arise.

Landlord	Tenant(s)
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WAIVER TERMS & ACCEPTANCE

The waiver of any terms of this contract at any time shall not be deemed a waiver on any occasion or of any other term. Any violation of these conditions shall constitute a breach of the tenancy and the landlord shall thereafter be entitled to possession on a 24 hours' notice.

The Tenant does hereby accept the lease of the Premises to be held as tenant, subject to the conditions, restrictions and covenants contained within this Agreement or attached hereto.

IF THERE IS MORE THAN ONE TENANT, THEIR LIABILITY SHALL BE JOINT IN SEVERAL. THE DATE OF THIS AGREEMENT SHALL BE THE DATE THAT THE LAST OF THE PARTIES HAVE SIGNED.
TENANTS:

TENANTS:

Name Initials : hh

Name : Neeraj Signature :  Date : 2023/10/23

MANAGER:

Name : Mamta Verma Signature :  Date : 2023/10/23

Building Address and Contact:

Address :
gbfg, 5, testdev 123, Edmonton,
1234.

Contact :
manager@yopmail.com, 7806910965

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