

TENANCY AGREEMENT

THIS TENANCY AGREEMENT is made thisday
of.....20.....**BETWEEN: KNUST Private Hostel**, Kumasi, Ashanti,
Ghana **per the Manager of the Hostel**

(hereinafter referred to as the **"LANDLORD"** which expression shall where the context so admits or requires include his executors, personal representatives, agents, and assigns) of the one part

AND (hereinafter referred to as the **"TENANT"**) of the other part.

WHEREBY IT IS AGREED AS FOLLOWS:

1. The Landlord agrees to let and the Tenant agrees to take ALL THAT one room in the Hostel, Kumasi for one academic year of the Kwame Nkrumah University of Science and Technology, Kumasi.
2. The rent shall be GH¢.....per academic year.
3. The Tenant shall pay the rent hereby charged before the beginning of the academic year.
4. In the event of the Landlord accepting a deposit for the rent, he shall be entitled to eject the Tenant once a balance of the rent becomes outstanding and that, in any case, the tenancy shall be forfeited when the outstanding rent remains unpaid by the end of November in the academic year.
5. Where the room let is to be shared by other Tenants, the bathroom, toilet and other facilities in the room shall be used in common by the Tenants.
6. All gates and access to the Hostel shall be locked by midnight from Mondays to Thursday with exception of Fridays to Mondays.

A. THE LANDLORD'S OBLIGATIONS ARE AS FOLLOWS:

- a) Payment of ground rent, town rates, and other outgoings are usually the responsibilities of the Landlord.
- b) The timely execution of structural repairs not caused or necessitated by any act, negligence, or omission of the Tenant or his agents and/or servants.
- c) To permit the Tenant to enjoy the peaceful occupation of the premises provided that the Tenant complies with all his/her obligation under these presents.
- d) To keep the room and any other part of the premises which the Tenant is entitled to use and all plumbing works, furniture, drains, and installations in the premises in good repair and condition.
- e) To provide a standby electricity generator to ensure a continuous supply of electricity to the Hostel in the event of power cut/outage from the national grid except that in such event, the generator will be put on thirty (30) minutes after the power cut/outage in the evenings and be put on for five (5) hours.

B. THE TENANT'S OBLIGATIONS ARE AS FOLLOWS:

- I. To pay the rent hereby charged at the times provided.
- II. To pay for the electricity consumed by the Tenant on the premises.
- III. To maintain and keep both the interior and exterior part of the premises, the fixtures, fittings, and effects thereof in a good and tenantable state of repair and condition, leave the same at the end of termination of the tenancy, and to pay for the cost of any damage caused by the Tenant.
- IV. Not to carry out any structural or other alterations or make drawings, paintings, or fixtures on the premises or the walls of the Hostel without the written consent of the Landlord.

- V. Not in any circumstance to sublet the premises hereby let or any part thereof or allow any other person apart from the Tenant to stay or sleep in the room or Hostel without the written consent of the Landlord.
- VI. Not to cause any nuisance or make any noise at the Hostel/premises and the neighborhood but to keep the noise at a reasonably low level, especially between the hours of 9 pm to 7 am.
- VII. Not to cook at the balcony or room hereby let or any portion of the Hostel, except in the kitchen provided at the Hostel.
- VIII. Not under any circumstance, to leave utensils and other items at the kitchen after use, and that such items left shall be liable to be disposed of by Landlord.
- IX. Not to bring or use gadgets such as heaters, gas cookers, air conditioners, and driers to or on the premises unless expressly permitted.
- X. Keep the room, toilet, and bathroom clean at all times and deposit all rubbish in dustbins and avoid littering of any kind and creating an unhealthy environment.
- XI. To use only drying lines provided at the Hostel for drying clothing and other materials which need to be dried and not under any circumstance, to hang such items or mop the balcony walls.
- XII. Not to pin any form of notice on the notice board of the Hostel or at any place at the Hostel without the permission of the management of the Hostel.
- XIII. Not under any circumstance, to bring candles to or use same at the Hostel/premises.
- XIV. Not to apply or use any solution or glue on the floor tiles, carpets, or to paste wallpapers and the like on any part of the premises.
- XV. Not to bring, use or consume cigarettes or hard drugs and narcotics in the Hostel and that these items are prohibited in the Hostel and if the Tenant indulges in them,

he/she shall be expelled from the Hostel without refund of any rent or money already paid for the use of the premises.

- XVI. Not to fix T.V stand or dish on the wall of the room let or any part of the Hostel premises without the prior approval of the management of the Hostel.
- XVII. Not to be entitled to any refund of the rent or any money whatsoever paid to the Landlord upon the Tenant vacating the Hostel/room or premises before the end of the period of the tenancy.
- XVIII. To immediately report missing or spoilt keys to the management of the Hostel and same shall be replaced by the Landlord at the Tenant's cost.
- XIX. Not under any circumstance, to create or make or cause to be made, a duplicate of, any key to the room let and that breach of this terms shall be treated and dealt with as a criminal case.
- XX. Keys to the room hereby let shall be kept by the Tenant at his or her own risk and that the Hostel does not guarantee the security of the property or properties, gadgets, monies and other valuables of the Tenant in the room or premises of the Hostel and that the Tenants keeps such items in the premises at his/her own risk, except valuables specifically given by the Tenant to be kept by the Manager of the Hostel, not beyond twenty-four (24) hours, and in any case between the hours of 8:00 am to 6 pm.
- XXI. To permit the room occupied by the Tenant to be inspected before he/she leaves or vacates the premises and any damage caused to the room or anything in the room or premises shall be repaired by the Tenant or at the cost of the Tenant if required by the Landlord or that the Tenant shall make good of the same or cost of the repairs.
- XXII. Not to permit errand persons in the Hostel or any room in the Hostel.
- XXIII. Not to do anything or cause anything to be done to prevent all gates at the premises to be locked at the times provided by this agreement.

XXIV. To forward all complains and suggestions in respect of the premises to the porters as soon as the problem concerned is detected.

XXV. To permit the Landlord or his agents, servants, or workmen to enter the premises or room from time to time upon reasonable notice being given to the Tenant, and at reasonable times, to view the interior of the room or premises hereby let with the view to inspecting the same to view its state or condition and or to comply with the Landlord's obligations under the tenancy and or to ensure that the Tenant's obligations towards the room or premises are complied with.

IN WITNESS WHEREOF, the Parties have hereunto set their hands the day and year first above written.

Signed by the within-named **Landlord**

Per the Manager of the Hostel in the presence of

.....
LANDLORD

NAME.....

ADDRESS.....

OCCUPATION.....

.....
(WITNESS)

Signed by the within-named **Tenant**

In the presence of:

.....
TENANT

NAME.....

ADDRESS.....

OCCUPATION.....

.....
(WITNESS)

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PREPARED BY:

BARRISTER & SOLICITOR