

# RESIDENTIAL TENANCY AGREEMENT (LEASE)

This Residential Tenancy Agreement is made this 31st day of October, 2025, between the following parties:

**Landlord:** John Smith, 123 Main Street, Sudbury, Ontario, P3E 2C5

**Tenant:** Laxman KC, 45 Elm Street, Unit 3B, Sudbury, Ontario, P3C 4B1

**Premises:** The Landlord agrees to rent to the Tenant the residential premises located at 45 Elm Street, Unit 3B, Sudbury, Ontario (the "Rental Unit").

**Term:** This tenancy shall commence on November 1, 2025, and continue as a fixed-term lease until October 31, 2026, after which it shall automatically renew on a month-to-month basis unless terminated in accordance with the Residential Tenancies Act, 2006.

**Rent:** The Tenant agrees to pay monthly rent of \$1,450.00, due on the first day of each month, payable to the Landlord by e-transfer or cheque at the address provided above.

**Deposit:** The Tenant shall pay a rent deposit of \$1,450.00 to be applied as the last month's rent deposit, in accordance with Section 105 of the Residential Tenancies Act, 2006.

**Utilities:** The Tenant is responsible for payment of hydro and internet. The Landlord shall be responsible for heat and water.

**Maintenance and Repairs:** The Landlord shall maintain the rental unit in a good state of repair, fit for habitation, and comply with all health, safety, housing, and maintenance standards. The Tenant shall maintain the unit in a reasonably clean condition and promptly notify the Landlord of required repairs.

**Entry by Landlord:** The Landlord may enter the premises only in accordance with Sections 26 and 27 of the Residential Tenancies Act, 2006, with 24 hours written notice, except in emergencies.

**Termination:** This lease may be terminated by either party in accordance with the provisions of the Residential Tenancies Act, 2006. The Tenant shall provide 60 days written notice prior to the end of a rental period for termination.

**Additional Terms:**

1. The Tenant shall not sublet or assign the premises without written consent from the Landlord.
2. Smoking is prohibited within the rental unit.
3. Pets are permitted only with the Landlord's written approval.
4. The Tenant agrees not to cause disturbances to other tenants or neighbors.

**IN WITNESS WHEREOF,** the parties have executed this Lease Agreement on the date first above written.

**Landlord Signature:** \_\_\_\_\_ Date: \_\_\_\_\_

**Tenant Signature:** \_\_\_\_\_ Date: \_\_\_\_\_