

RENTAL APPLICATION



Concert Realty Services Ltd., on behalf of Church Street Residential Inc.

201 County Court Blvd., Suite 601, Brampton, ON L6W 4L2
(the Landlord)

☒ New Application ☐ Assignment ☐ Sublet ☐ Transfer

I hereby make application to lease from the Landlord (subject to the present tenant vacating) as living accommodation only, the following:

Unit/Apartment #	Type:	Complete Address:
1109	1BDR	167 Church Street, Toronto, Ontario, M5B 1Y6

Name of Applicants for Tenancy/Guarantor:

Name	Date of Birth	Male	Female	Social Insurance Number
Sepideh Masoumi	September 9, 1983		XX	
Reza Younesi	June 20, 1987	XX		

Name of Additional Proposed Occupants:

Name	Date of Birth	Male	Female	Social Insurance Number

I understand and agree that if this application is accepted, no person other than those identified above may occupy the premises.

Rental Information:

Applicant's Initials: X

Term: One year(s)

Date term begins: March 1, 2021, ends February 28, 2022

Proposed Occupancy Date: March 1, 2021

Last Month's Rent Deposit: \$1,900.00

The Total Monthly Rent is payable in advance on the first day of each month:

Item	Amount PER MONTH
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Rented Premises (the "Rent"):

\$1,900.00

Total Monthly Rent:

\$1,900.00

Where the amount is left blank or "N/A" is inserted, the item is not to be provided as part of the tenancy.

A Pro-rated Rent of \$n/a is payable in advance to cover the period from n/a to n/a, which shall be treated as part of the term of the tenancy.

I agree to pay the supplier directly, or to pay the Landlord as reimbursement of charges paid on my behalf for each of the following services applicable to the Rented Premises:

☐ Natural Gas for Heat ☒ Cable T.V. ☒ Telephone/Internet ☒ Hydro ☒ Water

Applicant's Initials: X

I agree that upon acceptance of this application by the Landlord to obtain content/liability (apartment) insurance prior to possession, provide proof of insurance coverage and thereafter maintain full insurance coverage for the term of the tenancy.

Applicant's Initials: X

Agreement: I hereby certify that the information provided on this Rental Application is true and accurate and acknowledge that any false statement or misrepresentation may lead to charges for fraud or other remedies available by law. Upon approval of this rental application by the Landlord, a binding agreement shall be created between the parties who shall immediately enter into a tenancy agreement on these same terms on the Landlord's standard form. Upon such approval, a last month's rent deposit of \$ 0.00 shall be paid forthwith if it has not already been paid. Upon such approval, the last month's rent deposit shall be applied as security towards the payment of the last month's rent. However, if this rental application is not approved, any rent deposit shall be returned forthwith. It is agreed that once this application has been approved, the last month's rent deposit may be held by the Landlord as security against rent whether or not a signed Tenancy Agreement is entered into or whether or not the Tenant moves into the rental unit, and that the deposit may be applied as rent provided that the rental unit has not been re-rented prior to the anticipated commencement date as above.

Upon execution of the Tenancy Agreement, the Tenant(s) shall be required to pay the rent for the first month of the tenancy prior to the commencement date of the tenancy. The Tenant's right to occupy the rental unit does not commence until such time as all required payments have been made and until the Tenant has transferred responsibility for utilities to his/her own name if required as above.

I agree to payment of the Rent by means of Pre-Authorized Payment and will provide the Landlord with a Void Cheque at the time of signing the Tenancy Agreement.

If for any reason, the Landlord is unable to give possession of the rental premises on the commencement date of the lease term, the Landlord shall not be subject to any liability to the applicants and shall give possession to them as soon as the Landlord is able to do so with the rent abated until such time, and this will not affect the validity of the Tenancy Agreement, the obligations of the parties, nor shall it be construed as extending the term of the agreement.

A pre-paid deposit of the last months' rent in the amount of \$0.00 was paid on the n/a day of n/a, 20n/a.

Said deposit was paid to the landlord by: Cheque / Cash / Money Order / Debit. This deposit will be applied as follows:

Pre-paid Last Month's Rent: \$ 0.00

First Month's Rent: \$ 1,900.00

Balance to follow: \$1,900.00 payable as lmt on or before 27th day of January, 2021.

I hereby give permission to the Landlord or his Agent to use the information collected herein to obtain a consumer report; to contact employers, previous landlords, references; to contact agencies that provide landlord information; to enforce the terms of any Tenancy Agreement that may be subsequently entered into between the Landlord and myself; or to reasonably use it otherwise to assess this Rental Application. It is agreed that where this Rental Application is rejected, the Landlord shall not be required to give reasons therefore.

Dated at Toronto, this 25th day of January, 2021.

Applicant(s) or Guarantor(s) Signature X

Witness Signature(s) _____