

# ROOM RENTAL AGREEMENT

This is a legally binding agreement. It is intended to promote household harmony by clarifying the expectations and responsibilities of the homeowner (Landlord) and tenant when they share the same home. The Landlord shall provide a copy of this executed document to the tenant, as required by law.

## Rental Unit Located at:

**233 RIVERGLEN DRIVE SE, CALGARY, AB, T2C 3W8**  
(Address)

## Parties

**LANDLORD:** TRUNG BUI (Benny) & THI TRAN (Mindy)  
(403) 399 9286 – (403) 585 5949  
Email: nickyvn410@gmail.com

**TENANT:** THI THUA BUI

Phone: +14037087830

Email: ngocburin@gmail.com

## Terms

### Length of Agreement: 1 YEAR

Either party may cancel or change terms of this agreement upon fifteen (15) days WRITTEN notice. The written notice period may be lengthened or shortened by WRITTEN agreement.

**Start term:** 24 April 2023

**End term:** 24 April 2024

### Rent

\$ **700.00**, is payable monthly on the **14th day of the month**, to **Thi Tran** by Etransfer to email: **nickyvn410@gmail.com**

**Rent does include all utilities.** (Electricity, Heat, Gas, Water/Garbage, Cable/Internet)

### Household Rules

#### CLEANING

**Common Areas:** such as Kitchen, Laundry and Hallway. Everyone is to clean up after themselves or any guests in common areas.

**Personal rooms:** Should be clean and mop the floor at least once a month

**Private Bathroom:** Should be cleaned out at least twice a month.

**Kitchen:** Should be cleaned after cooking. All dishes and cookware should be cleaned after used and left to dry in the Dishwasher, then to be put up in proper area.

**Dishwasher:** we only use it for drying dishes and cookware

**Household items / Cleaning Supplies:**

- Purchased by host, such as bathroom cleaning supplies, dishwasher soap.
- Other household items should be purchased by tenant, such as detergent laundry, bathroom tissues for your own using

**GUESTS**

No guest overnight, unless discussed and accepted by Landlord. An extra fee will be added to Rent for a Guest that stays frequently with Tenant for more than a week, with permission from Landlord.

**SMOKING**

Cigarettes or any other type of Smoking is not permitted at all in the house. If smoking outside, all cigarette butts need to be properly disposed of in a trashcan.

**ALCOHOL / DRUG USE**

Alcohol may only be consumed by those the age of 21 and older, and only in a responsible manner.

Any type of illegal Drug is not to be brought around or used in the house. Any violation of this rule and the Authorities will be contacted and tenant will be evicted.

**MUSIC / TV**

Noise should not be loud enough to bother any one in the house or for the sound to travel out of the room with the door shut. If it does, when asked to turn down the first time should be done immediately and not raised again.

**PETS**

No pets are allowed in the house or in the backyard what so ever.

**PARKING**

Street parking available.

**Conflict Resolution**

Each housemate will strive to develop mutual cooperation and good feelings with all other housemates. Should disagreements arise, each shall try to resolve the dispute in good faith using clear communication. If disputes continue thereafter, the housemates will discuss with Landlord and come to a conclusion with the Landlords decision or by a vote.

**Privacy**

As required by law, the landlord may enter the tenant's room only for the following reasons: (a) in case of emergency; (b) to make necessary or agreed-upon repairs, improvements, supply necessary agreed upon services, or exhibit dwelling unit to prospective or actual purchasers, mortgages, tenants, workers, or contractors; (c) when

the tenant has abandoned or surrendered the premises; (d) pursuant to court order; (e) or to inspect living area of tenant to make sure all rules are being followed.

## **Deposits**

**Security Deposit:** paid on **24<sup>th</sup> April, 2023** with amount of **\$CA 700**

The Security deposit is refundable within **10 days** after tenant vacates the premises.

The Security deposit may be used for the purpose of repairing damage for which the tenant is responsible (beyond normal wear and tear), cleaning, or paying unpaid rent. The landlord and tenant shall conduct a pre-move in and pre-move out inspection of the rental area before the tenant moves out at which time the landlord shall inform the tenant of needed repairs and/or cleaning in writing. The tenant shall have the right to make any repairs identified at the pre-move out inspection at his or her expense before the move out date without deduction from the security deposit.

## **Agreement**

This agreement is entered on Calgary, 24 April 2023

\_\_TRUNG BUI & THI TRAN\_\_\_\_  
Landlord (print)

\_THI THUA BUI\_\_\_\_\_  
Tenant (Print)

\_\_\_\_\_  
Landlord Signature

\_\_\_\_\_  
Tenant Signature