



Agreement to Lease Residential

Form 400

for use in the Province of Ontario

This Agreement to Lease (Agreement) dated this 13 day of..... August , 2025

TENANT: Zayd Alnuweiri & (Full legal names of all Tenants)

LANDLORD: Carly Lynn Foy (Full legal name of Landlord)

ADDRESS OF LANDLORD: (Legal address for the purpose of receiving notices)

The Tenant hereby offers to lease from the Landlord the premises as described herein on the terms and subject to the conditions as set out in this Agreement. For the purposes of this Agreement "Tenant" includes lessee and "Landlord" includes lessor.

1. PREMISES: Having inspected the premises and provided the present tenant vacates, I/we, the Tenant hereby offer to lease, premises known as:

30 Roehampton Ave 906 Toronto M4P 1R2

2. TERM OF LEASE: The lease shall be for a term of 1 Year commencing September 15 2025

3. RENT: The Tenant will pay to the said Landlord monthly and every month during the said term of the lease the sum of

Two Thousand Five Hundred Fifty Dollars (CDN\$) 2,550.00

payable in advance on the 15th day of each and every month during the currency of the said term. First and last months' rent to be paid in advance upon completion or date of occupancy, whichever comes first.

4. DEPOSIT AND PREPAID RENT: The Tenant delivers..... upon acceptance (Herewith/Upon acceptance/as otherwise described in this Agreement)

by negotiable cheque payable to..... ROYAL LEPAGE SIGNATURE REALTY "Deposit Holder"

in the amount of..... Five Thousand One Hundred Dollars (CDN\$) 5,100.00

as a deposit to be held in trust as security for the faithful performance by the Tenant of all terms, covenants and conditions of the Agreement and to be applied by the Landlord against the First and Last month's rent. If the Agreement is not accepted, the deposit is to be returned to the Tenant without interest or deduction.

For the purposes of this Agreement, "Upon Acceptance" shall mean that the Tenant is required to deliver the deposit to the Deposit Holder within 24 hours of the acceptance of this Agreement. The parties to this Agreement hereby acknowledge that, unless otherwise provided for in this Agreement, the Deposit Holder shall place the deposit in trust in the Deposit Holder's non-interest bearing Real Estate Trust Account and no interest shall be earned, received or paid on the deposit.

5. USE: The Tenant and Landlord agree that unless otherwise agreed to herein, only the Tenant named above and any person named in a Rental Application completed prior to this Agreement will occupy the premises.

Premises to be used only for:

Residential

6. SERVICES AND COSTS: The cost of the following services applicable to the premises shall be paid as follows:

	LANDLORD	TENANT		LANDLORD	TENANT
Gas	<input type="checkbox"/>	<input type="checkbox"/>	Cable TV	<input type="checkbox"/>	<input type="checkbox"/>
Oil	<input type="checkbox"/>	<input type="checkbox"/>	Condominium/Cooperative fees	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Electricity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Garbage Removal	<input type="checkbox"/>	<input type="checkbox"/>
Hot water heater rental	<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>
Water and Sewerage Charges	<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>

The Landlord will pay the property taxes, but if the Tenant is assessed as a Separate School Supporter, Tenant will pay to the Landlord a sum sufficient to cover the excess of the Separate School Tax over the Public School Tax, if any, for a full calendar year, said sum to be estimated on the tax rate for the current year, and to be payable in equal monthly installments in addition to the above mentioned rental, provided however, that the full amount shall become due and be payable on demand on the Tenant.

INITIALS OF TENANT(S):

INITIALS OF LANDLORD(S):

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7. PARKING:

Parking - N/A
 Locker - D 116

8. ADDITIONAL TERMS:

The apartment shall be in a clean condition upon possession

9. SCHEDULES: The schedules attached hereto shall form an integral part of this Agreement to Lease and consist of: **Schedule(s) A**
& B

10. IRREVOCABILITY: This offer shall be irrevocable by **Tenant** until **11:59** on the **14**

(Landlord/Tenant)
 day of **August** , **2025** after which time if not accepted, this Agreement shall be null and void and all monies paid thereon shall be returned to the Tenant without interest or deduction.

11. NOTICES: The Landlord hereby appoints the Listing Brokerage as agent for the Landlord for the purpose of giving and receiving notices pursuant to this Agreement. Where a Brokerage (Tenant's Brokerage) has entered into a representation agreement with the Tenant, the Tenant hereby appoints the Tenant's Brokerage as agent for the purpose of giving and receiving notices pursuant to this Agreement. **The Brokerage shall not be appointed or authorized to be agent for either the Tenant or the Landlord for the purpose of giving and receiving notices where the Brokerage represents both the Landlord and the Tenant (multiple representation) or where the Tenant or the Landlord is a self-represented party.** Any notice relating hereto or provided for herein shall be in writing. In addition to any provision contained herein and in any Schedule hereto, this offer, any counter-offer, notice of acceptance thereof or any notice to be given or received pursuant to this Agreement or any Schedule hereto (any of them, "Document") shall be deemed given and received when delivered personally or hand delivered to the Address for Service provided in the Acknowledgement below, or where a facsimile number or email address is provided herein, when transmitted electronically to that facsimile number or email address, respectively, in which case, the signature(s) of the party (parties) shall be deemed to be original.

FAX No.: FAX No.:
 (For delivery of Documents to Landlord) (For delivery of Documents to Tenant)

Email Address: Email Address: **rajchokhawalarealtor@gmail.com**
 (For delivery of Documents to Landlord) (For delivery of Documents to Tenant)

12. EXECUTION OF LEASE: The Lease shall be drawn by the Landlord on the standard form of lease as prescribed by the *Residential Tenancies Act, 2006*, as amended from time to time, and shall include the provisions as contained herein and in any attached schedule, and shall be executed by both parties before possession of the premises is given. The Landlord shall provide the Tenant with information relating to the rights and responsibilities of the Tenant and information on the role of the Landlord and Tenant Board and how to contact the Board. (Information For New Tenants as made available by the Landlord and Tenant Board and available at www.ltb.gov.on.ca)

13. LANDLORD AND TENANT ACKNOWLEDGMENT: The Landlord and Tenant acknowledge and agree that a standard form of lease as prescribed by the *Residential Tenancies Act, 2006*, as amended from time to time is required.

14. ACCESS: The Landlord shall have the right, at reasonable times to enter and show the demised premises to prospective tenants, purchasers or others. The Landlord or anyone on the Landlord's behalf shall also have the right, at reasonable times, to enter and inspect the demised premises.

15. INSURANCE: The Tenant agrees to obtain and keep in full force and effect during the entire period of the tenancy and any renewal thereof, at the Tenant's sole cost and expense, fire and property damage and public liability insurance in an amount equal to that which a reasonably prudent Tenant would consider adequate. The Tenant agrees to provide the Landlord, upon demand at any time, proof that said insurance is in full force and effect and to notify the Landlord in writing in the event that such insurance is cancelled or otherwise terminated.

16. RESIDENCY: The Landlord shall forthwith notify the Tenant in writing in the event the Landlord is, at the time of entering into this Agreement, or, becomes during the term of the tenancy, a non-resident of Canada as defined under the Income Tax Act, RSC 1985, c.1 (ITA) as amended from time to time, and in such event the Landlord and Tenant agree to comply with the tax withholding provisions of the ITA.

17. USE AND DISTRIBUTION OF PERSONAL INFORMATION: The Tenant consents to the collection, use and disclosure of the Tenant's personal information by the Landlord and/or agent of the Landlord, from time to time, for the purpose of determining the creditworthiness of the Tenant for the leasing, selling or financing of the premises or the real property, or making such other use of the personal information as the Landlord and/or agent of the Landlord deems appropriate.

18. CONFLICT OR DISCREPANCY: If there is any conflict or discrepancy between any provision added to this Agreement (including any Schedule attached hereto) and any provision in the standard pre-set portion hereof, the added provision shall supersede the standard pre-set provision to the extent of such conflict or discrepancy. This Agreement, including any Schedule attached hereto, shall constitute the entire Agreement between Landlord and Tenant. There is no representation, warranty, collateral agreement or condition, which affects this Agreement other than as expressed herein. This Agreement shall be read with all changes of gender or number required by the context.

19. TIME LIMITS: Time shall in all respects be of the essence hereof provided that the time for doing or completing of any matter provided for herein may be extended or abridged by an agreement in writing signed by Landlord and Tenant or by their respective lawyers who may be specifically authorized in that regard.

20. FAMILY LAW ACT: Landlord warrants that spousal consent is not necessary to this transaction under the provisions of the Family Law Act, R.S.O. 1990 unless the spouse of the Landlord has executed the consent hereinafter provided.

21. CONSUMER REPORTS: The Tenant is hereby notified that a consumer report containing credit and/or personal information may be referred to in connection with this transaction.

22. ELECTRONIC SIGNATURES: The parties hereto consent and agree to the use of electronic signatures pursuant to the *Electronic Commerce Act, 2000*, S.O. 2000, c17 as amended from time to time with respect to this Agreement and any other documents respecting this transaction.

23. TIME AND DATE: Any reference to a time and date in this Agreement shall mean the time and date where the property is located.

INITIALS OF TENANT(S): 

INITIALS OF LANDLORD(S): 

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24. BINDING AGREEMENT: This Agreement and acceptance thereof shall constitute a binding agreement by the parties to enter into the Lease of the Premises and to abide by the terms and conditions herein contained.

SIGNED, SEALED AND DELIVERED in the presence of:

IN WITNESS whereof I have hereunto set my hand and seal:

 (Witness) (Tenant or Authorized Representative) **Zayd Alnuweiri** (Seal) (Date) 08/13/25
 (Witness) (Tenant or Authorized Representative) **Eryn Reader** (Seal) (Date)
 (Witness) (Guarantor) (Seal) (Date)

We/I the Landlord hereby accept the above offer, and agree that the commission together with applicable HST (and any other tax as may hereafter be applicable) may be deducted from the deposit and further agree to pay any remaining balance of commission forthwith.

SIGNED, SEALED AND DELIVERED in the presence of:

IN WITNESS whereof I have hereunto set my hand and seal:
 (Witness) (Landlord or Authorized Representative) **Carly Lynn Foy** (Seal) (Date)
 (Witness) (Landlord or Authorized Representative) (Seal) (Date)

SPOUSAL CONSENT: The undersigned spouse of the Landlord hereby consents to the disposition evidenced herein pursuant to the provisions of the Family Law Act, R.S.O.1990, and hereby agrees to execute all necessary or incidental documents to give full force and effect to the sale evidenced herein.

(Witness) (Spouse) (Seal) (Date)

CONFIRMATION OF ACCEPTANCE: Notwithstanding anything contained herein to the contrary, I confirm this Agreement with all changes both typed and written was finally accepted by all parties at this day of....., 20.....
 (a.m./p.m.)

(Signature of Landlord or Tenant)

INFORMATION ON BROKERAGE(S)

Listing Brokerage	ROYAL LEPAGE SIGNATURE REALTY, BROKERAGE	416-205-0355
	SARAH MENG	(Tel. No.)
	(Salesperson/Broker/Broker of Record Name)	
Co-op/Tenant Brokerage	EXP REALTY	(866) 530-7737
	RAJ CHOKHAWALA	(Tel. No.)
	(Salesperson/Broker/Broker of Record Name)	Raj Chokhawala

ACKNOWLEDGEMENT

I acknowledge receipt of my signed copy of this accepted Agreement to Lease and I authorize the Brokerage to forward a copy to my lawyer.

(Landlord) **Carly Lynn Foy** (Date)

(Landlord) (Date)

Address for Service

..... (Tel. No.)

Landlord's Lawyer

Address

Email

(Tel. No.) (Fax No.)

I acknowledge receipt of my signed copy of this accepted Agreement to Lease and I authorize the Brokerage to forward a copy to my lawyer.

 08/13/2025

(Tenant) **Zayd Alnuweiri** (Date)

(Tenant) **Eryn Reader** (Date)

Address for Service

..... (Tel. No.)

Tenant's Lawyer

Address

Email

(Tel. No.) (Fax No.)

FOR OFFICE USE ONLY

COMMISSION TRUST AGREEMENT

To: Co-operating Brokerage shown on the foregoing Agreement to Lease:

In consideration for the Co-operating Brokerage procuring the foregoing Agreement to Lease, I hereby declare that all moneys received or receivable by me in connection with the Transaction as contemplated in the MLS® Rules and Regulations of my Real Estate Board shall be receivable and held in trust. This agreement shall constitute a Commission Trust Agreement as defined in the MLS® Rules and shall be subject to and governed by the MLS® Rules pertaining to Commission Trust.

DATED as of the date and time of the acceptance of the foregoing Agreement to Lease.

Acknowledged by:


08/13/25

(Authorized to bind the Listing Brokerage)

(Authorized to bind the Co-operating Brokerage) **Raj Chokhawala**



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**Form 400**

for use in the Province of Ontario

Schedule A

Agreement to Lease - Residential

This Schedule is attached to and forms part of the Agreement to Lease between:

TENANT: **Zayd Alnuweiri** & **Erynn Reader**, and

LANDLORD: **Carly Lynn Foy**

for the lease of **30 Roehampton Ave** **906** **Toronto**

ON **M4P 1R2** dated the **13** day of **August** , **2025**

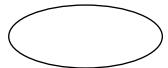
- The Tenant agrees to provide credit information, employment letter and references from a previous Landlord where applicable within 2 days from the date of acceptance of this Offer and consents to a credit check.
- The Tenant agrees to provide the Landlord with a key deposit on closing.
- The Landlord shall pay property taxes and maintain fire insurance on the premises.
- The Tenant acknowledges the Landlord's fire insurance on the premises provides no coverage of the Tenant's personal property. Tenant will secure insurance on their own personal property including occupier's liability coverage with a per incident limit of at least one million dollars. Tenant will provide Landlord with a copy of the policy, prior to taking possession of the unit. Tenant is required to maintain this insurance policy or the duration of the lease and will notify the landlord immediately if there are any changes.
- Tenant agrees to pay the cost of all utilities required on the premises during the term of the lease and any extension thereof, including but not limited to electricity, heat, water, cable, and internet. Tenant further agrees to provide proof to the Landlord before the date of possession that the services have been transferred to the Tenant's name.
- The Tenant understands that the Landlord will maintain a key to the premises during the term of the Lease or any extension thereof.
- The Tenant will NOT change the locks without the express written consent of the landlord or his/her authorized agent.
- Tenant agrees to be responsible for any repair or replacement cost due to the presence of any pets on the premises.
- Tenant further agrees that if pets are kept on the premises, Tenant shall, at lease termination, have the carpets professionally cleaned and make any repairs that may be necessary to restore any damages caused by the pets.
- Only the persons named on the Lease and Rental Application shall reside in the property. Any additional occupant shall not be permitted by the Landlord unless such occupant has been added as a Permitted Occupant pursuant to an amendment in writing to this Agreement to Lease and signed by the Landlord and Tenant. Should the Tenant cease to occupy the Premises for any reason it is acknowledged that the Permitted Occupants do not and will not occupy the Premises as tenants and will be deemed to be trespassers.
- Tenant agrees to maintain the interior of the premises in good condition, subject to the usual and customary wear and tear and will notify the Landlord immediately of any problems requiring maintenance.
- Furthermore, the Tenant agrees to return the suite to its pre-occupancy condition before vacating the premises (normal wear and tear expected). Nail holes in the walls from hanging pictures or any other items/objects shall be the responsibility of the Tenant and shall not be considered as part of wear and tear. Tenant agrees to fix all walls at his/her own expense at lease end.

This form must be initialed by all parties to the Agreement to Lease.

INITIALS OF TENANT(S):



INITIALS OF LANDLORD(S):



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**Form 400**

for use in the Province of Ontario

Schedule A

Agreement to Lease - Residential

This Schedule is attached to and forms part of the Agreement to Lease between:

TENANT: **Zayd Alnuweiri** & **Erynn Reader**, and

LANDLORD: **Carly Lynn Foy**

for the lease of **30 Roehampton Ave** **906** **Toronto**

ON **M4P 1R2** dated the **13** day of **August** , **2025**

- The Tenant agrees to perform minor maintenance of the premises at his own expense, such as (but not limited to) replacing burnt out light bulbs, replacing fuses, replacing rubber washers of water faucets and the unclogging of the sinks and toilets.

- Tenant furthermore agrees to upon vacating the unit it shall be clean and debris free.

- The Tenant shall be responsible for any damages caused by his negligence or willful damage.

- Tenant agrees not to place any illegal substance, toxic or chemical wastes in or on the property.

- Landlord represents and warrants that the appliances and systems as listed in this Agreement to Lease will be in good working order at the commencement of the lease term.

- Tenant agrees to maintain said appliances in a state of ordinary cleanliness at the Tenant's cost.

- The Tenant agrees not to carry out any renovation, alterations or redecoration of the premises without prior consent of the Landlord.

- The Tenant and their guest(s) are not permitted to smoke or vape, including marijuana, inside the unit. The Tenant may not tamper with or disable the smoke detector.

- The Tenant agrees to pay \$20.00 service charge for each N.S.F. or returned cheque.

- It is understood and agreed that 60 days prior to the expiry of the Lease, the Landlord or the Landlord's Agent shall be allowed to show the premises at reasonable times with 24 hours advance notice.

This form must be initialled by all parties to the Agreement to Lease.

INITIALS OF TENANT(S):



INITIALS OF LANDLORD(S):



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**Form 324**

for use in the Province of Ontario

Confirmation of Co-operation and Representation

Tenant/Landlord

TENANT: **Zayd Alnuweiri** & **Eryn Reader**
LANDLORD: **Carly Lynn Foy**For the transaction on the property known as: **30 Roehampton Ave** **906** **Toronto** **ON M4P 1R2****DEFINITIONS AND INTERPRETATIONS:** For the purposes of this Confirmation of Co-operation and Representation:

"Landlord" includes a lessor, seller or vendor, or a prospective landlord or lessor, seller or vendor and "Tenant" includes a lessee, buyer or purchaser or a prospective tenant, lessee, buyer or purchaser and "lease" includes a sale, and "Agreement to Lease" includes an Agreement of Purchase and Sale. Commission shall be deemed to include other remuneration.

The following information is confirmed by the undersigned salesperson/broker representative(s) of the Brokerage(s). If a Co-operating Brokerage is involved in the transaction, the Brokerages agree to co-operate, in consideration of, and on the terms and conditions as set out below.

DECLARATION OF INSURANCE: The undersigned salesperson/broker representative(s) of the Brokerage(s) hereby declare that he/she is insured as required by the Trust in Real Estate Services Act, 2002 (TRESA).

1. LANDLORD BROKERAGE (Single Representation)

- a) The Landlord Brokerage or a Designated Representative of the Landlord Brokerage represents the interests of the Landlord in this transaction. It is further understood and agreed that:
- 1) Neither the Landlord Brokerage nor a Designated Representative of the Landlord Brokerage is representing the Tenant and has not entered into a representation agreement with the Tenant.
 - 2) The Landlord Brokerage or a Designated Representative of the Landlord Brokerage is providing assistance to the Tenant and the Tenant is a self-represented party.
 - 3) The Landlord client and Tenant client are each separately represented by different designated representatives of the same Brokerage and there is no multiple representation.

2. LANDLORD BROKERAGE (Multiple Representation)

- a) The Landlord Brokerage has entered into Representation Agreement with the Tenant and there is Multiple Representation.
 b) The Designated Representative who represents the Landlord also represents the Tenant and there is Multiple Representation.

Additional comments and/or disclosures by Landlord Brokerage: (e.g., The Landlord Brokerage represents more than one Tenant offering on this property.)

3. PROPERTY LEASED BY TENANT BROKERAGE

- a) The Brokerage or a Designated Representative of the Brokerage represents the Tenant and the Brokerage will be paid by the Tenant directly.

4. CO-OPERATING BROKERAGE**a) CO-OPERATING BROKERAGE – REPRESENTATION:**

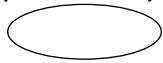
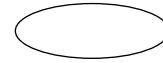
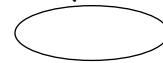
- 1) The Co-operating Brokerage or a Designated Representative of the Co-operating Brokerage represents the interests of the Tenant in this transaction.

b) CO-OPERATING BROKERAGE – COMMISSION:

- 1) The Landlord Brokerage will pay the Co-operating Brokerage the commission as indicated in the MLS® information for the property in the amount of **Half month's rent + HST** to be paid from the amount paid by the Landlord to the Landlord Brokerage.
 (Commission As Indicated In MLS® Information)

- 2) The Co-operating Brokerage will be paid as follows:

Additional comments and/or disclosures by Co-operating Brokerage: (e.g., The Co-operating Brokerage represents more than one Tenant offering on this property.)

INITIALS OF TENANT(S)/LANDLORD(S)/BROKERAGE REPRESENTATIVE(S) (Where applicable)**TENANT****CO-OPERATING/TENANT BROKERAGE****LANDLORD****LANDLORD BROKERAGE**

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Commission will be payable as described above, plus applicable taxes.

COMMISSION TRUST AGREEMENT: If the above Co-operating Brokerage is receiving payment of commission from the Landlord Brokerage, then the agreement between Landlord Brokerage and Co-operating Brokerage further includes a Commission Trust Agreement, the consideration for which is the Co-operating Brokerage procuring an offer for a trade of the property, acceptable to the Landlord. This Commission Trust Agreement shall be subject to and governed by the MLS® rules and regulations pertaining to commission trusts of the Landlord Brokerage's local real estate board, if the local board's MLS® rules and regulations so provide. Otherwise, the provisions of the OREA recommended MLS® rules and regulations shall apply to this Commission Trust Agreement. For the purpose of this Commission Trust Agreement, the Commission Trust Amount shall be the amount noted in Section 4 above. The Landlord Brokerage hereby declares that all monies received in connection with the trade shall constitute a Commission Trust and shall be held, in trust, for the Co-operating Brokerage under the terms of the applicable MLS® rules and regulations.

SIGNED BY THE BROKER/SALESPERSON REPRESENTATIVE(S) OF THE BROKERAGE(S) (Where applicable)

<p>EXP REALTY (Name of Co-operating/Tenant Brokerage) 4711 YONGE ST 10TH FLR TORONTO ON M2N6K8 Tel.: (866) 530-7737 Fax:</p>	<p>ROYAL LEPAGE SIGNATURE REALTY, BROKERAGE (Name of Landlord Brokerage) 495 Wellington St W #100 Toronto ON M5V1G1 Tel.: 416-205-0355 Fax: 416-205-0360</p>
<small>(Authorized to bind the Co-operating/Tenant Brokerage) (Date)</small>	
<small>(Print Name of Salesperson/Broker/Broker of Record)</small>	

CONSENT FOR MULTIPLE REPRESENTATION

The Tenant and Landlord confirm that they have previously consented to Multiple Representation.
 The Tenant and Landlord consent with their initials Multiple Representation for this transaction.

INITIALS OF TENANT(S)  **INITIALS OF LANDLORD(S)** 

ACKNOWLEDGEMENT

I have received, read, and understand the above information.

<p>Zayd Alnuweiri <small>Authentisign</small> (Signature of Tenant) Zayd Alnuweiri (Date) 08/13/25</p>	<p>Carly Lynn Foy (Signature of Landlord) Carly Lynn Foy (Date)</p>
<small>(Signature of Tenant) Eryn Reader (Date)</small>	
<small>(Signature of Landlord)</small>	

**Form 372**

for use in the Province of Ontario

Tenant Designated Representation Agreement Authority for Lease or Purchase

This is an Exclusive Tenant Designated Representation Agreement, Authority for Lease or Purchase**BETWEEN:****BROKERAGE:** EXP REALTY, (the "Brokerage")**ADDRESS:** 4711 YONGE ST 10TH FLR

TORONTO ON M2N6K8, (866) 530-7737, (Tel. No.) (Fax No.)

**AND
TENANT:** Zayd Alnuweiri & Eryn Reader, (the "Tenant")**ADDRESS:****DESIGNATED REPRESENTATIVE(S):** Raj Chokhawala
(Name of Salesperson/Broker/Broker of Record)

The Designated Representative will be providing services and representation to the Tenant and the Brokerage provides services but not representation.

The Tenant hereby gives the Brokerage the **exclusive and irrevocable authority** to act as the Tenant's agentcommencing at 9 on the 13 day of August, 2025
(a.m./p.m.)
and expiring at 11:59 p.m. on the 13 day of September, 2025, (Expiry Date),

{ Tenant acknowledges that the time period for this Agreement is negotiable between the Tenant and the Brokerage, however, in accordance with the Trust in Real Estate Services Act, 2002 (TRESA), the Brokerage must obtain the Tenant's initials. }


 (Tenant's Initials)

for the purpose of locating a real property meeting the following general description:

Property Type (Use): Residential

Geographic Location: Toronto

The Tenant hereby warrants that the Tenant is not a party to a representation agreement with any other registered real estate brokerage for the lease or purchase of a real property of the general description indicated above.

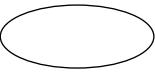
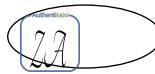

 (Tenant's Initials)

Schedule A, attached hereto forms part of this Agreement, of which Schedule A sets out the details with respect to the services, confidentiality and representation of the Brokerage and Designated Representative.

1. DEFINITIONS AND INTERPRETATIONS: For the purposes of this Agreement ("Authority" or "Agreement"):

"Tenant" includes a lessee, purchaser, buyer, a "landlord" includes a lessor, vendor, seller or a prospective lessor, vendor or seller and a "real estate board" includes a real estate association. "Self-represented assistance" shall mean assistance provided to a self-represented party. A lease shall be deemed to include the entering into of any agreement of purchase and sale, any agreement to exchange, or the obtaining of an option to purchase which is subsequently exercised, and any rental agreement, sub-lease or renewal of a lease. Commission shall be deemed to include other remuneration. This Agreement shall be read with all changes of gender or number required by the context. For purposes of this Agreement, Tenant shall be deemed to include any spouse, heirs, executors, administrators, successors, assigns, related corporations and affiliated corporations. Related corporations or affiliated corporations shall include any corporation where one half or a majority of the shareholders, directors or officers of the related or affiliated corporation are the same person(s) as the shareholders, directors, or officers of the corporation introduced to or shown the property. "Public Marketing" shall have the same meaning as set out in REALTOR® Cooperation Policy as published by the Canadian Real Estate Association.

2. COMMISSION: In consideration of the Brokerage undertaking to assist the Tenant, the Tenant agrees to pay commission to the Brokerage as follows: If, during the currency of this Agreement, the Tenant enters into a lease, agreement to lease or purchase of a real property of the general description indicated above, the Tenant agrees the Brokerage is entitled to receive and retain any commission offered by a listing brokerage or by the landlord. The Tenant understands that the amount of commission offered by a listing brokerage or by the landlord may be greater or less than the commission stated below. The Tenant understands that the Brokerage will inform the Tenant of the amount of commission to be paid to the Brokerage by the listing brokerage or the landlord at the earliest practical opportunity. The Tenant acknowledges that the payment of any commission by the listing brokerage or the landlord will not make the Brokerage either the agent or sub-agent of the listing brokerage or the landlord.

INITIALS OF BROKERAGE: **INITIALS OF TENANT(S):** 

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If, during the currency of this Agreement, the Tenant enters into a lease or agreement to lease of the general description indicated above, the Tenant agrees that the Brokerage is entitled to be paid a commission of
Half month's rent + HST.....

.....or for an agreement to purchase any property of the general description indicated above the Tenant agrees that the Brokerage is entitled to be paid a commission of % of the sale price of the property or

The Tenant agrees to pay directly to the Brokerage any deficiency between this amount and the amount, if any, to be paid to the Brokerage by a listing brokerage or by the landlord. The Tenant understands that if the Brokerage is not to be paid any commission by a listing brokerage or by the landlord, the Tenant will pay the Brokerage the full amount of commission indicated above.

The Tenant agrees to pay the Brokerage such commission if the Tenant enters into an agreement within days after the expiration of this Agreement (Holdover Period) to lease or purchase any real property shown or introduced to the Tenant from any source whatsoever during the term of this Agreement, provided, however, that if the Tenant enters into a new tenant representation agreement with another registered real estate brokerage after the expiration of this Agreement, the Tenant's liability to pay commission to the Brokerage shall be reduced by the amount paid to the other brokerage under the new agreement.

The Tenant agrees to pay such commission as described above even if a transaction contemplated by an agreement to lease or purchase agreed to or accepted by the Tenant or anyone on the Tenant's behalf is not completed, if such non-completion is owing or attributable to the Tenant's default or neglect. Said commission, plus any applicable taxes, shall be payable in the case of a lease or tenancy, the earlier of the date of occupancy by the Tenant or the date set for commencement of the lease or tenancy or in the case of a purchase on the date set for completion of the purchase of the property. All amounts set out as commission are to be paid plus applicable taxes on such commission.

This Agreement applies for the lease or purchase of one real property. Notwithstanding the foregoing, in the event that the Tenant leases a property, this agreement remains in force as set out herein for the purchase of the leased property or a property of the general description indicated above. The leasing of a property by the Tenant does not terminate this Agreement with respect to the purchase of a property.

3. REPRESENTATION: The Tenant acknowledges that the Brokerage has provided the Tenant with written information explaining agency relationships, including information on Tenant Representation, Sub-Agency, Landlord Representation, Multiple Representation and Self-Represented Party assistance. The Brokerage shall assist the Tenant in locating a real property of the general description indicated above and shall represent the Tenant in an endeavour to procure the acceptance of a lease, agreement to lease or purchase such a property.

The Tenant acknowledges that the Tenant may not be shown or offered all properties that may be of interest to the Tenant. The Tenant hereby agrees that the terms of any any Tenant's lease, agreement to lease or purchase the property will not be disclosed to any other tenant by the Brokerage. The Tenant further acknowledges that the Brokerage may be entering into tenant representation agreements with other tenants who may be interested in the same or similar properties that the Tenant may be interested in leasing or buying and the Tenant hereby consents to the Brokerage entering into tenant representation agreements with other tenants who may be interested in the same or similar properties without any claim by the Tenant of conflict of interest. The Tenant hereby appoints the Brokerage as agent for the purpose of giving and receiving notices pursuant to any offer or agreement to lease or purchase a property negotiated by the Brokerage.

MULTIPLE REPRESENTATION: The Tenant hereby acknowledges that the Brokerage may be entering into listing agreements with landlords of properties the Tenant may be interested in leasing or buying. In the event that the Brokerage has entered into or enters into a listing agreement with the landlord of a property the Tenant may be interested in leasing or buying, the Brokerage will require the Tenant's written consent to represent both the Tenant and the landlord for the transaction.

The Tenant understands and acknowledges that the Brokerage must be impartial when representing both the Tenant and the landlord and equally protect the interests of the Tenant and the landlord in the transaction. The Tenant understands and acknowledges that when representing both the Tenant and the landlord, the Brokerage shall have a duty of full disclosure to both the Tenant and the landlord, including a requirement to disclose all factual information about the property known to the Brokerage.

However, The Tenant further understands and acknowledges that the Brokerage shall not disclose:

- that the landlord may or will accept less than the listed rent, unless otherwise instructed in writing by the landlord;
- that the Tenant may or will pay more than the offered rent, unless otherwise instructed in writing by the Tenant;
- the motivation of or personal information about the Tenant or landlord, unless otherwise instructed in writing by the party to which the information applies or unless failure to disclose would constitute fraudulent, unlawful or unethical practice;
- the rent the Tenant should offer or the rent the landlord should accept;
- the Brokerage shall not disclose to the Tenant the terms of any other offer; and
- the Brokerage shall not disclose to the landlord the terms of any other offer by the Tenant.

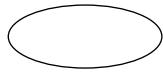
However, it is understood that factual market information about comparable properties and information known to the Brokerage concerning potential uses for the property will be disclosed to both Tenant and landlord to assist them to come to their own conclusions.

The Brokerage shall not be appointed or authorized to be agent for either the Tenant or the landlord for the purpose of giving and receiving notices where the Brokerage represents both the Tenant and the landlord (multiple representation) or where the landlord or the tenant is a self-represented party.

MULTIPLE REPRESENTATION AND DESIGNATED REPRESENTATION: The Tenant understands and acknowledges where both the Tenant and landlord are represented by a designated representative of the Listing Brokerage, multiple representation will not result, unless that designated representative represents more than one client in the same trade, and will require consent in writing for such multiple representation. In the event of multiple representation and designated representation, the Brokerage duty of disclosure to both the tenant and the landlord client is as more particularly set out in the agreement with the respective tenant or landlord.

4. REFERRAL OF PROPERTIES: The Tenant agrees that during the currency of this Tenant Representation Agreement the Tenant will act in good faith and work exclusively with the Brokerage for the lease or purchase of a real property of the general description indicated above. The Tenant agrees that, during the currency of this Agreement, the Tenant shall advise the Brokerage immediately of any property of interest to the Tenant that came to the Tenant's attention from any source whatsoever, and all leases, agreements to lease or purchase submitted by the Tenant shall be submitted through the Brokerage to the landlord. If the Tenant arranges a valid agreement to lease or purchase any property of the general description indicated above that came to the attention of the Tenant during the currency of this Agreement and the Tenant arranges said agreement during the currency of this Agreement or within the Holdover Period after expiration of this Agreement, the Tenant agrees to pay the Brokerage the amount of commission set out above in Paragraph 2 of this Agreement, payable within (5) days following the Brokerage's written demand therefor.

5. INDEMNIFICATION: The Brokerage and representatives of the Brokerage are trained in dealing in real estate but are not qualified in determining the physical condition of the land or any improvements thereon. The Tenant agrees that the Brokerage and representatives of the Brokerage will not be liable for any defects, whether latent or patent, to the land or improvements thereon. All information supplied by the landlord or seller or the listing brokerage may not have been verified and is not warranted by the Brokerage as being accurate and will be relied on by the Tenant at the Tenant's own risk. The Tenant acknowledges having been advised to make their own enquiries to confirm the condition of the property.

INITIALS OF BROKERAGE: 

INITIALS OF TENANT(S): 



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6. FINDERS FEE: The Tenant acknowledges that the Brokerage may be receiving a finder's fee, reward and/or referral incentive, and the Tenant consents to any such benefit being received and retained by the Brokerage in addition to the commission as described above.

7. CONSUMER REPORTS: The Tenant is hereby notified that a consumer report containing credit and/or personal information may be referred to in connection with this transaction.

8. USE AND DISTRIBUTION OF INFORMATION: The Tenant consents to the collection, use and disclosure of personal information by the Brokerage for such purposes that relate to the real estate services provided by the Brokerage to the Tenant including, but not limited to: locating, assessing and qualifying properties for the Tenant; advertising on behalf of the Tenant; providing information as needed to third parties retained by the Tenant to assist in a transaction (e.g., financial institutions, building inspectors, etc.); and such other use of the Tenant's information as is consistent with the services provided by the Brokerage in connection with the lease or prospective lease of the property.

The Tenant agrees that the sale and related information regarding any property leased or purchased by the Tenant through the Brokerage may be retained and disclosed by the Brokerage and/or real estate board(s) (if the property is an MLS® Listing) for reporting, appraisal and statistical purposes and for such other use of the information as the Brokerage and/or board deems appropriate in connection with the listing, marketing and selling of real estate, including conducting comparative market analyses.

The Tenant acknowledges that the information, personal or otherwise ("information"), provided to the real estate board or association may be stored on databases located outside of Canada, in which case the information would be subject to the laws of the jurisdiction in which the information is located.

9. SUCCESSORS AND ASSIGNS: The heirs, executors, administrators, successors and assigns of the undersigned are bound by the terms of this Agreement.

10. CONFLICT OR DISCREPANCY: If there is any conflict or discrepancy between any provision added to this Agreement and any provision in the standard pre-set portion hereof, the added provision shall supersede the standard pre-set provision to the extent of such conflict or discrepancy. This Agreement, including any provisions added to this Agreement, shall constitute the entire Agreement between the Tenant and the Brokerage. There is no representation, warranty, collateral agreement or condition, which affects this Agreement other than as expressed herein.

11. ELECTRONIC COMMUNICATION: This Agreement and any agreements, notices or other communications contemplated thereby may be transmitted by means of electronic systems, in which case signatures shall be deemed to be original. The transmission of this Agreement by the Tenant by electronic means shall be deemed to confirm the Tenant has retained a true copy of the Agreement.

12. ELECTRONIC SIGNATURES: If this Agreement has been signed with an electronic signature the parties hereto consent and agree to the use of such electronic signature with respect to this Agreement pursuant to the *Electronic Commerce Act, 2000*, S.O. 2000, c17 as amended from time to time.

THE DESIGNATED REPRESENTATIVE OF THE BROKERAGE AGREES TO REPRESENT THE TENANT IN LOCATING A REAL PROPERTY OF THE GENERAL DESCRIPTION INDICATED ABOVE IN AN ENDEAVOUR TO OBTAIN THE ACCEPTANCE OF AN AGREEMENT TO LEASE OR PURCHASE A PROPERTY ON TERMS SATISFACTORY TO THE TENANT.

(Authorized to bind the Brokerage) (Date) (Name of Person Signing)

THIS AGREEMENT HAS BEEN READ AND FULLY UNDERSTOOD BY ME AND I ACKNOWLEDGE THIS DATE I HAVE SIGNED UNDER SEAL. Any representations contained herein are true to the best of my knowledge, information and belief.

SIGNED, SEALED AND DELIVERED I have hereunto set my hand and seal:

 08/13/2025
 (Signature of Tenant) **Zayd Alnuweiri** (Seal) (Date) (Tel. No.)
 (Signature of Tenant) **Eryn Reader** (Seal) (Date) (Tel. No.)

DECLARATION OF INSURANCE

The Salesperson/Broker/Broker of Record
 (Name of Salesperson/Broker/Broker of Record)

hereby declares that he/she is insured as required by TRESA.

..... (Signature(s) of Salesperson/Broker/Broker of Record) **Raj Chokhawala**

ACKNOWLEDGEMENT

The Tenant(s) hereby acknowledge that the Tenant(s) fully understand the terms of this Agreement and have received a copy of this Agreement

on the **13th** day of **August**, **20 25**

 08/13/2025
 (Signature of Tenant) **Zayd Alnuweiri** (Date)
 (Signature of Tenant) **Eryn Reader** (Date)

**Form 372**

for use in the Province of Ontario

Schedule A

Tenant Designated Representation Agreement

Authority for Lease or Purchase

This Schedule is attached to and forms part of the Tenant Designated Representation Agreement, Authority for Lease or Purchase (Agreement) between:

BROKERAGE: **EXP REALTY** and

TENANT: **Zayd Alnuweiri** & **Eryn Reader**

This Schedule to the Agreement, *inter alia*, sets out the details of the provision of services by the Brokerage and the provision of services, confidentiality and representation by the Designated Representative of the Brokerage, and subject to the terms of Clause 10 in the Agreement (Conflict or Discrepancy), is in addition to provision of services, confidentiality and representation set out in the Agreement.

As a dedicated and experienced Real Estate Agent, I am committed to providing you with unparalleled service throughout every stage of your buying experience. My comprehensive suite of services is tailored to meet your unique needs and ensure a seamless and stress-free experience. From conducting in-depth market analyses and making sure we are offering the right price, to leveraging my extensive knowledge of the local real estate market to maximize the value of your money and time. As your trusted advisor, I will guide you through the intricacies of the buying process, finding properties, setting up showings and offering valuable insights and negotiating on your behalf to secure the best possible deal.

This form must be initialled by all parties to the Agreement.

INITIALS OF BROKERAGE:

INITIALS OF TENANT(S):

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Working with a real estate agent: Things you need to know

RECO INFORMATION GUIDE



About this guide

You have received this guide from a real estate agent because:

- you are considering receiving services from the real estate agent, or
- the agent is representing a client in the transaction, and you might receive assistance from the agent.

Real estate agents in Ontario are required to walk you through this guide before providing services or assistance to you.

Please read the guide carefully and talk to the agent if you have questions.

In this guide:

- *brokerage* means a real estate brokerage
- *real estate agent* and *agent* mean a real estate salesperson or broker
- *you* and *client* mean a buyer or seller
- *buyer* and *seller* can also mean *lessee* and *lessor* respectively

What's inside

WORKING WITH A REAL ESTATE AGENT — PAGE 2

This section describes the benefits of working with a real estate agent, what you can expect, and the responsibilities of clients.

KNOW THE RISKS OF REPRESENTING YOURSELF — PAGE 4

This section explains the risks if you choose not to work with a real estate agent and the risks of receiving assistance from a real estate agent who is working for the person on the other side of the transaction.

SIGNING A CONTRACT WITH A REAL ESTATE BROKERAGE — PAGE 6

When you work with a real estate agent, you sign a contract with the brokerage the agent works for. These contracts are called *representation agreements*. This section highlights what you should look for before you sign.

UNDERSTANDING MULTIPLE REPRESENTATION — PAGE 9

Multiple representation means the brokerage, or the agent represents more than one client in the same transaction. This section explains how multiple representation works, the risks, and what to expect if you agree.

HOW TO MAKE A COMPLAINT — PAGE 11

Ontario brokerages and real estate agents are accountable for their conduct. This section tells you how to raise a concern with the brokerage and with RECO.

Legal disclaimer: The content of the *RECO Information Guide* is intended to help buyers and sellers make informed decisions. This guide is not intended to act as a substitute for legal advice or as a replacement for the *Trust in Real Estate Services Act, 2002*. Readers are encouraged to retain qualified and independent legal counsel to answer any legal questions or address any legal issues. Where there is any discrepancy, the legislation will take precedence.

Working with a real estate agent

Agents in Ontario must be registered, which requires completing the necessary education, and carrying consumer deposit insurance and professional liability insurance.

Real estate agents provide valuable information, advice, and guidance to buyers and sellers as they navigate the complexities of real estate transactions.

If you are a seller, an agent can:

- Advise you on market conditions and the best strategy to attract buyers and get the best price for your home
- Market or advertise your home, including arranging photographs, videos and virtual tours
- Provide referrals to other professionals you'll need, like a lawyer or home staging company
- Arrange and attend home inspections and appraisals
- Arrange showings for interested buyers
- Advise you on how to handle competing offers, sharing the content of competing offers, and other aspects of the transaction
- Vet offers and potential buyers to ensure they can afford to buy your property
- Negotiate with buyers to achieve the best results, price, and terms, for you
- Guide you through paperwork and closing the transaction successfully

If you are a buyer, an agent can:

- Assist you with getting pre-approvals for financing so you know how much you can afford
- Make you aware of any tax exemptions you might be eligible for
- Gather and share information about neighbourhoods and homes that meet your requirements, and arrange to show you homes you'd like to see
- Make inquiries about zoning, permitted property use, or other aspects of the home
- Advise you on the best approach in competing offer situations and how to protect your offer information
- Negotiate with sellers to achieve the best results, price, and terms, for you
- Guide you through paperwork and closing the transaction successfully
- Provide referrals to other professionals you'll need (for example, home inspectors, lawyers, or contractors)

You will also benefit from the duties the brokerage and agent owe to you as a client

• Undivided loyalty

Your best interests are promoted and protected by the brokerage or agent representing you. As a client, your interests take priority over the interests of the brokerage, its agents, and any other party.

• Disclosure

They must tell you everything they know about the transaction or your client relationship that could have an impact on any decisions you make.

- **Confidentiality**

Your confidential information cannot be shared with anyone outside of the brokerage without your written consent, except where required by law, even after your client relationship ends. This includes, for example, your motivation for buying or selling, and the amount you would be willing to pay or accept.

- **Avoid conflicts of interest**

They must avoid any situation that would affect their duty to act in your best interests. If a conflict arises, they must disclose it to you and cannot provide any additional services to you unless you agree in writing to continue receiving services.

You have responsibilities as a client

You need to:

- be clear about what you want and don't want and make sure you share all information that might be relevant (for example, you might want zoning that permits your intended use, maybe a home office or another specific use, or you might *not* want a property where there has been a violent crime);
- respond to your agent's questions quickly;
- understand the terms of your agreement with the brokerage; and,
- pay the fees you have agreed on ([see page 7](#)), even if an agreement to buy or sell later falls through because of your default or neglect.



Know the risks of representing yourself

If you are involved in a real estate transaction and are not a client of a real estate brokerage, you are considered a *self-represented party*. This means that you have chosen to represent yourself, which has different rights and responsibilities. Very few buyers or sellers make this choice.

There are significant risks to representing yourself in a real estate transaction if you do not have the knowledge and expertise required to navigate the transaction on your own. You will be dealing with a seller or buyer who is benefitting from the services, opinions, and advice of an experienced real estate agent.

RECO recommends that you seek independent professional advice before you proceed as a self-represented party.

If you choose not to work with a real estate agent, it will be your responsibility to look after your own best interests and protect yourself. This may include things like:

- making inquiries about zoning, permitted property use, or any other aspect of the property;
- determining what you believe to be the value of the property you are buying or selling;
- determining how much you are willing to offer or accept;
- navigating competing offer situations;
- deciding what terms you want to include in an offer or agreement of purchase and sale; and,
- preparing all documents.

The real estate agent is working for another party in the transaction

It's important to be aware that the agent has a legal obligation to act in the best interests of the person on the other side of the transaction. If you are a buyer or even just inquiring about the property, for example, and the agent is working for the seller — the agent has a duty to do what's best for their seller client.

Be aware that the agent is obligated to share anything you tell them with their client, which might not be in your best interests to tell them, including:

- your motivation for buying or selling the property;
- the minimum or maximum price you are willing to offer or accept; and,
- your preferred terms or conditions for an agreement of purchase and sale.

The agent cannot:

- provide you with any services, opinions, or advice;
- do anything that would encourage you to rely on their knowledge, skill, or judgement; or,
- encourage you to represent yourself or discourage you from working with another real estate agent or brokerage.

Any assistance the agent offers you:

- is a service to their client, not you;
- is in the best interests of their client, not you; and,
- is to help their client sell or buy a property.

The agent must give you RECO's *Information and Disclosure to Self-represented Party* form and walk you through it before they can provide you any assistance. You will be asked to confirm you received it and understand what it means to be a self-represented party.

You have the right to change your mind

If you're concerned about completing a transaction on your own, or you need advice from a real estate agent, you can choose to become a client of a real estate brokerage at any point during the transaction (see *Signing a contract with a real estate brokerage* on [page 6](#)).



Signing a contract with a real estate brokerage

When you become a client, you sign a *representation agreement* with the brokerage — a contract between you and the brokerage for real estate services and representation. If you don't want to sign an agreement, you should not expect the real estate agent to provide you with any services, like showing you homes.

Representation agreements can be called buyer representation agreements, or seller representation or listing agreements. Your agreement must be put in writing and presented to you as soon as possible.

Protect yourself by reviewing the agreement in detail. This will help to avoid any misunderstandings between you and your real estate agent.

What to look for in a representation agreement

Your representation agreement should describe the duties owed to you, the services you will receive, your rights and responsibilities, what you will pay, and specific terms of the agreement, including how long the agreement will last and whether you can cancel it.

Here are some key things to look for.

NAME OF YOUR DESIGNATED REPRESENTATIVE

If the contract is a designated representation agreement, the name of your designated representative will be included. More than one real estate agent working at the brokerage can be identified as your designated representative.

SCOPE

Your agreement should specify the scope of the engagement. If you are a seller, this means the agreement will identify the specific property.

If you are a buyer, you should consider the scope of the agreement carefully. Your agreement might identify a specific property, a geographic area you are searching in, a type of property you are looking for, or other specific requirements. For example, if you are looking for both a house in a particular city, and a cottage property near a lake, and want to work with different real estate agents with local and property type expertise for each property, the scope should be clear in each of the agreements to avoid disputes about who you might have to pay if you buy a property.

There are two kinds of representation agreements in Ontario:

Brokerage representation:

The brokerage and all its agents represent you and must promote and protect your best interests, but one of the brokerage's real estate agents may be your primary contact. They may provide referrals to other professionals you'll need (for example, home inspectors, lawyers, contractors).

Designated representation:

One (or more) of the brokerage's real estate agents is your *designated representative*. The agent(s) represent(s) you and must promote and protect your best interests.

The brokerage and its other agents are required to treat you impartially and objectively.

An important aspect of designated representation is that it reduces the likelihood of multiple representation. You can read more about this in *Understanding multiple representation* on page 9.

Designated representation was introduced in Ontario on December 1, 2023. Ask the real estate agent what type of representation the brokerage offers.



SERVICES

The agreement must clearly set out the services you will receive. **There is no standard set of services** — brokerages offer a variety of service options. You choose the services you want that best meet your needs.

You might enter into an agreement with a brokerage for a specific purpose like, for example, having an agent prepare an offer on a property you want to buy, or viewing a specific property. Some sellers enter into an agreement solely for the purpose of having their property advertised on a local listing service.

Ask the real estate agent about the available services or combination of services that may be right for you and your situation. If there are specific services you need or expect to receive, make sure they are included in the agreement or as a schedule to the agreement. Don't assume a particular service will be provided if it's not included in the agreement.

PAYMENT AMOUNT AND TERMS

You and the brokerage decide the amount you will pay for services. The amount is not fixed or approved by RECO, any government authority, or any real estate association or real estate board.

You can agree to pay a fixed dollar amount, a percentage of the sale price, or a combination of both. The representation agreement cannot specify an amount based on the difference between a property's listing price and what it sells for.

Agreements must also identify circumstances in which the amounts agreed to might change and how they will change in each circumstance.

If you are a seller

Your agreement needs to clearly indicate:

- the amount you agree to pay your brokerage (or how it will be calculated) for the services and representation you receive;
- the amount (or how it will be calculated) you agree to pay, if any, to compensate the buyer for their brokerage fees; and,
- how the amounts you agree to pay might change if you consent to multiple representation ([see page 9](#)).

If you are a buyer

Your agreement needs to clearly indicate:

- the amount you agree to pay your brokerage (or how it will be calculated) for the services and representation you receive;
- how the amount you agree to pay will change if the seller agrees to cover some or all of your brokerage fees; and,
- how the amount you agree to pay might change if you consent to multiple representation ([see page 9](#)).

Important note for buyers: A seller might not offer any amount to cover the fees you owe to your brokerage under your agreement. This could affect the amount you are able to offer for a property. Depending on your financial circumstances, you may not be able to afford to buy a property when the seller does not agree to pay your brokerage fees.

TERMINATION PROVISIONS

The agreement should list all circumstances when the agreement can be terminated. Review when the brokerage can terminate the agreement, and make sure you are aware of any penalties or costs that might apply in each case.

Two important circumstances to be aware of:

- **Multiple representation:** You do not have to agree to multiple representation, and your agreement should be clear about what happens in that situation. For example, the agreement could terminate completely, or you might be referred to another brokerage or designated representative for the specific transaction but otherwise remain under the agreement with the brokerage.
- **Changing your designated representative:** If you have entered a designated representation agreement, the brokerage cannot appoint a different designated representative unless you agree. The brokerage may ask to appoint someone else if, for example, your designated representative stops working with the brokerage, or is otherwise not available to provide the services and representation outlined in the agreement.

EXPIRY DATE

The agreement's expiry date must appear prominently on the first page. There is no set time or standard term for a representation agreement: it can be in place for a day, a few weeks, or months. Consider how long you want the agreement to remain in place, and make sure you know when your agreement will expire. Keep in mind that a holdover clause could mean you owe money even after the expiry of the agreement.

HOLDOVER CLAUSE

Most representation agreements include what is often called a *holdover clause*. The clause may require you to pay the brokerage fees for a purchase or sale even when the transaction happens *after* your representation agreement expires. The clause will specify the time the holdover clause is in effect from the date the agreement expires.

A holdover clause is designed to protect the brokerage, and there is no minimum or set time for a holdover period. If your agreement includes a holdover clause, make sure you agree to the length of the holdover period before you sign it.

For example, let's say you are a seller, and your agreement includes a 30-day holdover clause. This means that even if your agreement has expired, under certain conditions, you might be obligated to pay the brokerage commission if you sell your home during the 30-day holdover period.

Similarly, assume you enter into a buyer agreement that includes a 30-day holdover clause and the agent shows you a home before the expiry of the contract. If you buy the home after the expiry of the agreement, but during the holdover period, you might be obligated to pay the brokerage commission.

Understanding multiple representation

Multiple representation means a designated representative or brokerage represents more than one client, with competing interests, in the same transaction. This can happen in different ways, depending on the type of representation agreement you and the other clients have with the brokerage:

Brokerage representation

Multiple representation exists when the brokerage represents both the buyer and seller in the same transaction, or two or more competing buyers interested in the same property — even when the clients are working with different real estate agents.

Designated representation

Multiple representation exists when the same real estate agent is the designated representative for both the buyer and the seller in the same transaction, or for two or more competing buyers interested in the same property.

Multiple representation is not permitted unless each of the clients involved agrees. You should seek independent professional advice (for example, from your real estate lawyer) before proceeding.

The brokerage or your designated representative has a duty to promote and protect your best interests and avoid conflicts of interest. If your brokerage or designated representative enters into an agreement with another client who has an interest in the same property as you, this places both clients in multiple representation. Multiple representation introduces risks you and the other client should consider.

It's important to understand the risks. If you agree to multiple representation, the brokerage or designated representative:

- Must treat each of the clients involved in an objective and impartial manner;
- Cannot maintain undivided loyalty to you or promote and protect your interests over the interests of the other client; and,
- Cannot offer advice to you about such things as the price you should offer or accept or terms that should be included in an agreement of purchase and sale.

What to expect before you agree to multiple representation

The brokerage is required to provide you with a written disclosure that explains:

- how the brokerage's duties or the designated representative's duties to you will change;
- the differences in the services you will receive; and,
- any change to how much you pay the brokerage.

Until this information is disclosed in writing to all clients in the transaction, and they all agree in writing, the brokerage or designated representative cannot take any further steps on behalf of any of the clients.

Confidential information you provided to the brokerage or the designated representative when you were represented cannot be shared without your written consent.

You can refuse multiple representation

If you don't agree, the brokerage or your designated representative is not allowed to proceed.

Ask the brokerage or real estate agent about alternatives to multiple representation. For example, if you are a buyer, the brokerage could refer you to another brokerage or another designated representative to help you make an offer on the property.

Agreeing to multiple representation significantly reduces what the brokerage and its agents can do for you, which could have consequences and costs.

A note about content of other offers

You may have seen articles in the media about *open bidding*, or an *open offer process*.

Buyers in Ontario who have made an offer on a property are entitled to know the *number* of competing offers. Sellers choose how much other information, if any, they want to share about the offers they receive.

IF YOU ARE A SELLER

- You decide how much information you want to share about the competing offers.
- Your agent will advise you based on the characteristics of your property, market conditions, the content of the offers you receive and other things.
- You need to provide clear written direction to your agent before the content of any offers can be shared. Personal or identifying information contained in offers cannot be shared.

IF YOU ARE A BUYER

- You decide whether you want to participate in a process where the content of your offer might be shared with other buyers.
- Your agent can tell you the steps to take to avoid having the content of your offer shared with other buyers.
- Be aware that the seller can make the decision to share the content of offers at any time. You may not know in advance.

How to make a complaint

Brokerage firms and real estate agents working in Ontario must be registered with RECO. Ontario brokerages and real estate agents are accountable for their conduct. If you have a concern:

First, contact your brokerage

In many cases, your brokerage will be able to mediate or resolve your complaint about a real estate agent or the services provided under your representation agreement. Search for the brokerage in RECO's [Public Register](#) to find the name of the broker of record (the person responsible for ensuring the brokerage complies with the law) and their contact information. Note that the brokerage cannot ask you to sign an agreement that requires you to withdraw a complaint to RECO or prevents you from making one.

Contact RECO

To file a complaint with RECO about a brokerage or real estate agent, visit the [complaints section](#) of the RECO website. The website explains the complaints process, possible outcomes, and how to file your complaint. RECO will review the issue, determine if it has the authority to deal with it, and what next steps, if any, it will take.

Real Estate Council of Ontario
3300 Bloor Street West
Suite 1400, West Tower
Toronto, ON Canada M8X 2X2

Phone: 416-207-4800
Toll Free: 1-800-245-6910
Consumer inquiries: information@reco.on.ca
reco.on.ca

Where to get more information

For more information about buying and selling property in Ontario: [RECO's website](#).

For the legislation that governs brokerages and real estate agents trading in real estate in Ontario:
[Trust in Real Estate Services Act, 2002](#).

Acknowledgement

RAJ CHOKHAWALA

Real estate agent name

EXP REALTY

Brokerage name

Date guide was provided

Signature of real estate agent

I acknowledge the real estate agent named above provided the *RECO Information Guide* to me and explained the content.

Zayd Alnuweiri

Buyer/seller name

Buyer/seller name

 Zayd Alnuweiri

Signature of buyer/seller

Signature of buyer/seller

08/13/25

Date

Date

The guide is produced by the Real Estate Council of Ontario (RECO). RECO regulates real estate agents and brokerages, educates consumers, and promotes a safe and informed real estate marketplace. RECO administers and enforces the *Trust in Real Estate Services Act, 2002*.

Find out more on the RECO website (reco.on.ca).



Rental Application

Residential

Form 410

for use in the Province of Ontario

I/We hereby make application to rent 30 Roehampton Avenue Unit #906, Toronto, Ontario M4P 1R2

from the 15th day of Sept 20.25..... at a monthly rental of \$.... 2,550

to become due and payable in advance on the 15th day of each and every month during my tenancy.

1. Applicant #1 Zayd H.M. Alnuweiri Date of birth 10/08/2000 SIN No. (Optional)

Drivers License No N/A Occupation Freelance Web Developer

2. Applicant #2 Eryn Grace Reader Date of birth 09/11/1999 SIN No. (Optional)

Drivers License No Occupation Barista

3. Other Occupants: Name Relationship Age

Name Relationship Age

Name Relationship Age

Do you have any pets? Yes If so, describe Adult, house-trained cat

Why are you vacating your present place of residence? Moving back to Ontario after completing University

APPLICANT #1 LAST TWO PLACES OF RESIDENCE

Present Address 1920 Brunswick Street, Apt. 607,
Halifax, Nova Scotia, B3J 0C5

From September 2022 To September 2025

Name of Landlord CAPREIT

Telephone: (902) 444-1654

Prior Address 45 Dunfield Avenue, Unit
PH01, Toronto, M4S 2H4

From April 2022 To August 30, 2022

Name of Landlord Zeyad Abou Zeid

Telephone: (416)-857-4050

APPLICANT #1 PRESENT EMPLOYMENT

Employer People Inc.

Business address 225 Liberty St., 4th Fl, New York, NY, 10281

Business telephone (212) 204-4000

Position held Senior Beauty Writer

Length of employment 4 Years

Name of supervisor Christina Oehler

Current salary range: Monthly \$ \$8,000 USD

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APPLICANT #2 LAST TWO PLACES OF RESIDENCE

Present Address 1920 Brunswick Street, Apt. 607,
Halifax, Nova Scotia, B3J 0C5

From September 2022 To September 2025

Name of Landlord CAPREIT

Telephone: (902) 444-1654

Prior Address 45 Dunfield Avenue, Unit
PH01, Toronto, M4S 2H4

From April 2022 To August 30, 2022

Name of Landlord Zeyad Abou Zeid

Telephone: (416)-857-4050

APPLICANT #2 PRESENT EMPLOYMENT

Employer Xena's Bread and Butter

Business address 1996 Brunswick St., Halifax, NS, B3J 0C5

Business telephone (902) 406-0056

Position held Manager & Barista Lead

Length of employment 2 years, until July 2025

Name of supervisor Grace Firmeza, Kriselda Alvarez

Current salary range: Monthly \$ \$2,500 CAD

APPLICANT #1 PRIOR EMPLOYMENT

Employer SpOn Inc. (Citizen)
 Business address 197 Grand St Ste 3W, New York, NY 10013
 Business telephone N/A
 Position held Senior Editor and Analyst
 Length of employment 2 Years
 Name of supervisor Mike Funk
 Salary range: \$ 5,500 USD

APPLICANT #2 PRIOR EMPLOYMENT

Employer Roots
 Business address 5505 Spring Garden Rd Unit 215, Halifax, NS, B3J 3M7
 Business telephone 902 492-4415
 Position held Sales Associate
 Length of employment 11 Months
 Name of supervisor Sara Purdy
 Salary range: \$ 2,100

Toronto Dominion
Name of Bank Canada Branch 54203
 Chequing Account # 6498507

1785 Barrington Street, Halifax, NS, B3J 0B2
 Address Savings Account #

FINANCIAL OBLIGATIONS

Payments to N/A Amount: \$ N/A
 Payments to N/A Amount: \$ N/A

PERSONAL REFERENCES

Name Zeyad Abou Zeid Address 45 Dunfield Avenue, PH01, Toronto, ON, M4S 2H4
 Telephone: (416) 857-4050 Length of Acquaintance 7 years Occupation Visual Media
 Name Jessie Pepin Address 40 Patience Lane, Fredericton, NB, E3B 5A7
 Telephone: (613) 334-2287 Length of Acquaintance ~6-7 years Occupation Daycare Educator

AUTOMOBILE(S)

Make N/A Model N/A Year N/A Licence No N/A
 Make Model Year Licence No

The Applicant consents to the collection, use and disclosure of the Applicant's personal information by the Landlord and/or agent of the Landlord, from time to time, for the purpose of determining the creditworthiness of the Applicant for the leasing, selling or financing of the premises or the real property, or making such other use of the personal information as the Landlord and/or agent of the Landlord deems appropriate.

The Applicant represents that all statements made above are true and correct. **The Applicant is hereby notified that a consumer report containing credit and/or personal information may be referred to in connection with this rental.** The Applicant authorizes the verification of the information contained in this application and information obtained from personal references. This application is not a Rental or Lease Agreement. In the event that this application is not accepted, any deposit submitted by the Applicant shall be returned.

Zayd alnuweiri 12/08/25
 (Signature of Applicant #1) (Date)
 Telephone: 647-717-8500
 Email Address: zayd.alnuweiri@gmail.com

Eryn Reader 12/08/25
 (Signature of Applicant #2) (Date)
 Telephone: 289-887-2461
 Email Address: erynreader@gmail.com