

Rental Agreement

Parties I. This agreement made this _____ day of _____, 20__
Between: Scott Wildfong
Hereinafter called the LESSOR
F2-420 Weber Street N
Waterloo, Ontario
N2L 4E7

519-744-8043

AND

(NAME(s))
hereinafter called the LESSEE(s)

Present Address

Former Address

II. In consideration of the mutual benefits and promises herein. THE PARTIES AGREE THAT:

1. The lessor will rent to the lessee and the lessee will rent from the lessor the residential
Premise located at _____ Water Street, Southampton, Ontario N0H 2L0

By Order This agreement is to begin on the _____ day of _____, 20__,
And end on the _____ day of _____, 20__.

Rent 2. The lessee will pay rent at the following rate:
\$_____ per _____ (Week/Month).

The first payment of rent is due on the _____ day of each _____
(Week/Month).

Payments shall be delivered/mailed to:
Scott Wildfong
F2-420 Weber Street N
Waterloo, Ontario, N2L 4E7

Services &
Facilities

3. The rent mentioned above includes payments for the following services and facilities:

X Heat, x Water, x Hot Water, x Electricity, x Cooking Stove, x Refrigerator, x Cable
X TV, Janitorial Service for Common Area, x Parking, x Grass Cutting.

The following services and facilities are the responsibility of the Lessee:

X Snow Shoveling.

X weekly tenants are responsible for leaving the property clean.

4. _____ A last months rent deposit in the amount of \$_____ has been paid by the lessee to the lessor. (Not to exceed one week's rent under a weekly agreement otherwise, one month's rent.)

IV. THE PARTIES AGREE THAT

1. The additional terms or conditions (if any) set out on Schedule "D" and initialed by both parties apply to this rental agreement.
2. This agreement is binding upon the lessor, his/her heirs, assigns, personal representatives, and successors in title, and the lessee and his/her assigns.

Witness

Lessor

Witness

Lessee

Witness

Lessee

Services

Where the lessor provides or pays for a service or facility to the lessee that is reasonably related to the lessee's continued use and enjoyment of the premises, such as heat, water, electric power, gas, appliances, garbage collection, sewers or elevators, the lessor shall not discontinue providing or paying for that service to the lessee without permission from the lessee.

Good Behaviour

The lessee and any person admitted to the premises by the lessee shall conduct themselves in such a manner as not to interfere with the possession, occupancy or quiet enjoyment of other lessees. The lessee is responsible for the actions of their guests.

Obligations of the Lessee

The lessee shall be responsible for the ordinary cleanliness of the internal of the premises and for the repair of damage caused by any willful or negligent act of the lessee or of any person whom the lessee permits on the premises, but not for damages caused by normal wear and tear.

Entry of Premises

Except in the case of an emergency, the lessor shall not enter the premises without 24 hours notice to the lessee between hours of 8:00am & 8:00pm.

Entry Doors

Except by verbal consent or where new keys are provided to Tenant, Landlord can do anytime. The lessor or the lessee shall not enter during occupancy under the rental agreement alter or cause to be altered the lock or locking system on any door that gives entry to the premises.

Quiet Enjoyment

The lessee shall have quiet enjoyment of the residential premises, and shall not be barred from free access to them during the terms of the rental agreement unless done in accordance with R.T.A.

A notice of termination is to be served by the lessee.

- (a) if the premises are let under a fixed term agreement, at least two months before the expiration of any fixed term, to be effective on the last day of that term;
- (b) if the premises are let from month to month, two months before the due date for payment of rent, to be effective on the day preceding the due date;

5. (1) Where a lessee fails to pay rent in accordance with the rental agreement, the lessor may, on any day following the day the rent was due, serve the lessee with a notice of termination to be effective not earlier than 14 days after the date it is served. Per R.T.A.

(2) Where a lessee is persistently or habitually late in the payment of rent the lessor may apply to the L.T.B for such order, including termination of the rental agreement as the L.T.B considers just.

6. The lessor shall at the time of entering into the rental agreement provide the lessee with the following information in writing:

- (a) the name and address of the lessor;
- (b) the name and telephone number of the person responsible for the premises.