

**Maple Village Residence
Residential Tenancy Agreement (Ontario)**

THIS AGREEMENT made the _____ day of _____ 20____

BETWEEN:

(Hereafter referred to as "the Tenant(s)")

AND

Maple Village Residence _____
(Hereafter referred to as "the Landlord")

722 Hamilton Road, London, Ontario N5Z 1T7 _____
(Address)

1. The rental premises is a multi room dwelling located at 722 Hamilton Road, London, Ontario N5Z 1T7

2. The term of this agreement shall be as follows:

[] month-to-month tenancy which shall begin on _____, 20____.

[] fixed term tenancy which shall begin on _____, 20____ and end on _____, 20____.

3. The rent shall be \$ _____ per month and shall be payable in advance on or before the 1st day of each month. The first month's rent shall be payable on or before _____, 20____.

4. Karen Drake and Francine Lacroix are authorized to act on behalf of the Landlord and are specifically authorized to accept notices of the Tenant's complaints and to accept any service of legal process or notice.

5. There will be _____ person(s) occupying the rental premises and their names are:

6. No other persons shall occupy the premises without written consent of the Landlord.

7. (a) Utilities paid by the Landlord as indicated below:

Electricity
Gas
Water

7. (b) Utilities paid by the tenant as indicated below:

Telephone
Cable
Internet

7. (c) Appliances will be supplied and maintained by the Landlord as indicated below:

Washer (coin operated)

Dryer (coin operated)

Furnace

Water Heater

8. The Landlord acknowledges receipt from the Tenant of the sum of \$250 as prepayment of their last month's rent.

9. The Landlord shall provide and maintain the premises in a good state of repair and fit for habitation and complying with municipal health, safety, and maintenance standards.

10. The Tenant is responsible for ordinary cleanliness of their premises and for the repair of damage caused by the willful or negligent conduct of the Tenant, other occupants of the premises, or persons permitted on the premises by the Tenant.

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11. The Landlord may enter the premises following written notice given to the Tenant at least 24 hours before the time of entry to carry out repairs or to allow a potential mortgagee, insurer, or purchaser to view the premises. Such notice must specify the reason for entry, the day of entry, and a time between the hours of 8 a.m. and 8 p.m. Notice is not required in cases of emergency or if the Tenant consents to the entry at the time of entry. The Landlord may also enter the premises without written notice to show the unit to prospective tenants after agreement or notice of termination, provided such entry is between the hours of 8 a.m. and 8 p.m. and, before entering, the Landlord makes a reasonable effort to inform the Tenant of the intention to enter.

12. The Tenant agrees to abide by the attached signed Standard Policies and Procedures.

13. If, after a notice of termination made in accordance with the Residential Tenancy Act, the Tenant remains in possession without the Landlord's consent, the Landlord may apply to the Ontario Rental Housing Tribunal for an eviction order. The Landlord may also apply for compensation for any damage, and compensation for use and occupation after termination.

14. The Tenant shall not assign or sublet the premises without the prior written consent of the Landlord.

15. The Landlord and Tenant acknowledge that the rent will not be raised more often than once every 12 months and that any increase shall be in accordance with the annual provincial guideline unless the parties enter into an agreement for an increase in accordance with the provisions of the Tenant Protection Act.

16. If the Tenant wishes to terminate the tenancy at the end of the term, he or she must give notice in writing not less than 30 days prior to the expiration of the term. If

no such notice is delivered and no further agreement entered into, the Tenant becomes a monthly tenant. A monthly tenant must give 30 days written notice to terminate.

17. OPTIONAL PROVISIONS

The following provisions are optional and may be used only if both parties agree. To be binding, the optional provision must be signed by both parties and must not be inconsistent with the Tenant Protection Act.

_____ Tenant _____ Landlord

- (a) The Tenant agrees to notify the Landlord of an intended absence of more than seven days and will permit the Landlord to enter the premises during the absence if reasonably necessary.
- (b) The Tenant agrees to provide the Landlord with a series of post dated cheques for the term of the lease and any renewal thereof. Should any cheque be dishonored by the Tenant's bankers for any reason whatsoever, the Tenant agrees to pay an administration fee of \$10 for any such occurrence.
- (c) The Tenant agrees not to alter, amend or change the décor of the premises without the express written consent of the Landlord.
- (d) The Tenant agrees to notify the Landlord immediately, in writing, of any complaints with the premises that are, or should be, the responsibility of the Landlord to remedy.

THIS DOCUMENT is intended to be a complete record of the rental agreement. Both parties are to have a complete copy of this agreement. Any agreements and undertakings must be included herein in writing to be binding.

_____ Tenant(s) _____

_____ Date

_____ Landlord or Landlord's Agent

_____ Date