

RENTAL AGREEMENT

1. PARTIES

The parties in this agreement are **Kishore Iyer (dba North Pointe Services)**, hereinafter called

“Landlord,” And _____

(DL #: _____; **OR** SIN #: _____) hereinafter called “tenant.”

2. PROPERTY

Landlord hereby lets the following property to tenant for the term of this agreement:

(a) the real property known as:

And

(b) the following furniture and appliances on said property:

3. TERM

This agreement shall run _____ starting from _____.
(Duration) (Date)

The agreement would be renewed, if agreed by both the parties.

4. RENT

The _____ rental for said property shall be C \$ _____ due and payable by post dated
(Term)

check/bank transfer/ email transfer on _____.
(Due Date)

Plus (when applicable) an additional \$ _____ - for cleaning services, monthly.

RENTAL AGREEMENT

5. DEPOSITS

Tenant will pay the following deposits and/or fees: C \$ _____ over _____.
(Amount) (Period)

Rent will be paid via automated transfer, cheque or cash.

Damage deposit is refunded within three weeks following the termination of tenancy. Unpaid rent, charges for damages, and costs for reasonable cleaning may be deducted.

In addition, it is agreed:

6. Tenant will not use drugs or smoke in the premises. Further, tenant will not have guests on property. House is rented to the tenant.
7. Tenant shall not lease, sublease or assign the premises without the prior written consent of the landlord.
8. Landlord may enter the premises at reasonable times for the purpose of inspection, maintenance or repair, and to show the premises to buyers or prospective tenants. In all instances, except those of emergency or abandonment, the landlord shall give tenant reasonable notice (at least one day) prior to such an entry.
9. Tenant agrees to occupy the premises and shall keep the same in good condition, and shall not make any alterations without written consent of the landlord. Any damage to the property would be borne by the tenant.
10. Tenant agrees to maintain regularly the house and grounds in a clean, orderly and neat manner.
11. Tenant agrees not to use the premises in such a manner as to disturb the peace and quiet of other tenants in the neighborhood. Tenant further agrees not to maintain a public nuisance and not conduct business or commercial activities on the premises.
12. Tenant shall, upon termination of this agreement, vacated and return dwelling in the same condition that it was received and other damages beyond the Tenant's control.
13. In a dispute between landlord and tenant which gives rise to any action in court, the tenant will pay the court costs and reasonable attorney fees of the successful party.

RENTAL AGREEMENT

14. ADDITIONAL TERMS:

- 1 Reference from work or previous landlord
2. Copy of passport and/or drivers licence
3. Direct Bank deposit form with cancelled cheque or post dated rent cheque.

We, the undersigned, agree to this Rental Agreement:

LANLORD:

TENANT :

(Name)

(Name)

(Signature)

(Signature)

(Date)

(Date)