

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

**TENANT (Lessee),**....., and

**LANDLORD (Lessor),** Elham G. Gouda.....

for the lease of 70 Hickorynut Drive, Toronto.....

..... dated the..... day of....., 20.14.....

THE FOLLOWING fixtures and appliances belonging to the Landlord are included in the rental: all existing electrical light fixtures, two (2) refrigerator, electric stove, microwave wave, washer and dryer, built-in dishwasher, upright freezer, central vacuum equipment and accessories, garage door opener and one remote and keypad, window coverings (excluding living room and master bedroom's drape and sheer). The Landlord warrants that the aforesaid appliances will be in good working order at the commencement of the lease term. Tenant agrees to maintain aforesaid appliances in good working order during the term lease and extension. Any repairs shall be at the Tenant's cost up to \$100 per repairs.

PARTIES HEREIN agrees that, other than in case of emergency, in the event that repairs are needed to the premises, chattels, or fixtures included in the lease during the term of the lease, Tenant shall obtain Landlord's consent prior to such repairs, and Tenant agrees to be responsible for all minor repairs to the premises, all the fixtures and chattels provided by the Landlord up to and including the first \$100 per repairs, save and except where any damage may be directly attributable to the Tenant or anyone permitted on the premises by the Tenant, in which case the Tenant or anyone permitted on the premises by the Tenant, in which case the Tenant shall be responsible for the full cost of repair for such damage.

TENANT AGREES to properly repair and pay for the cost of repair of any damage to the premises, fixtures, and chattels therein, where such damage may be directly attributed to the Tenant, save and except for normal wear and tear.

TENANT SHALL pay \$50 service charge for each N.S.F. or returned cheque that Tenant says cannot be cashed. Tenant also agrees to Pay 12% interest per annum on late rental payments.

TENANT AGREES to supply ten (10) post-dated cheques to the Landlord on or before the commencement of the lease for the amount of \_\_\_\_\_ each to cover the rental payments commencing \_\_\_\_\_ to including \_\_\_\_\_.

LANDLORD SHALL pay mortgage, the real estate taxes, and fire insurance. TENANT AGREES to pay the cost of utilities required on the premises during the term of the lease and any extension thereof, including but not limited to electricity, water, sewer, and gas or other fuel. Tenant further agrees to provide proof to the Landlord on or before the date of possession that the services have been transferred to the Tenant's name.

TENANT ACKNOWLEDGES that the Landlord's fire insurance for the premises does not provide any coverage on Tenant's personal property or liability. TENANT AGREES to arrange for the standard Tenant's insurance, which coverage shall include third party liability of at least \$1,000,000.00 (CDN \$) and household contents, for the duration of the lease terms, and any renewal thereof. TENANT AGREES to provide a copy of the insurance policy to the Landlord on or before possession.

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

**INITIALS OF TENANT(S):**

\_\_\_\_\_

**INITIALS OF LANDLORD(S):**

X

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

**TENANT (Lessee),**....., and

**LANDLORD (Lessor),** Elham G. Gouda.....

for the lease of 70 Hickorynut Drive, Toronto.....

..... dated the..... day of....., 20<sup>14</sup>.....

TENANT SHALL keep the lawns in good condition and shall not injure or remove the shade, trees, shrubbery, hedges or any other tree or plant which may be in, upon, or about the premises, and shall keep the driveway and sidewalks in front and at the sides of the premises free of snow and ice. TENANT FURTHER UNDERSTANDS that he is responsible for the damage caused by his negligent of regular lawn care and snow removal. TENANT WILL be responsible for spring and fall clean up for the exterior of the subject property. Should the TENANT fail, and thereby necessitate LANDLORD to arrange for snow removal, grass cutting, spring and fall clean up during the term of the lease or extension, TENANT acknowledges and agrees that he will be responsible and be liable to the LANDLORD for all cost incurred thereof.

TENANT AGREES to dispose the household garbage (kitchen waste-green box, garbage-black box, recycles-dark blue box) in accordance with the City's by-law.

TENANT AGREES that he will not affect any interior changes in the structure or decor without the express written approval of the Landlord.

TENANT COVENANTS with the Landlord to pay rent and to keep the leased premises in an orderly state of cleanliness. The leased premises, the fixtures, and chattels there in shall be cared for. TENANT FURTHER agrees to leave the premises in good condition on termination of the lease except for normal wear and tear.

LANDLORD AGREES to clean the property prior to occupancy.

TENANT AGREES to clean the property prior to the end of the term (or any extensions thereof).

TENANT AGREES to be fully responsible for all damages, other than normal wear and tear that are caused by the TENANT during the lease term.

TENANT AGREES to be responsible for good housekeeping of the premises and the normal upkeep and maintenance of the appliances, window coverings, light fixtures.

TENANT AGREES to change the furnace filter once every two to three months.

TENANT SHALL immediately notify the Landlord of damage or pressing need for repair, and Landlord shall have access to the leased premises at all reasonable hours to effect repairs.

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

**INITIALS OF TENANT(S):**

.....

**INITIALS OF LANDLORD(S):**

X

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

**TENANT (Lessee),**....., and

**LANDLORD (Lessor),** Elham G. Gouda.....

for the lease of 70 Hickorynut Drive, Toronto.....

..... dated the..... day of....., 20<sup>14</sup>.....

LANDLORD OR HIS REPRESENTATIVE shall have the right to enter the premises from time to time and at reasonable hours provided at least twenty-four (24) hours notice given to the Tenant, for the purpose of inspection and determining the condition thereof.

TENANT AGREES not to assign or sublet the premises without written consent of the Landlord.

TENANT AGREES not to keep any pets and not smoke within the premises.

TENANT AGREES, upon termination of the lease, to return the property in good clean condition including appliances, window coverings, and light fixtures included in the lease.

PROVIDED THAT the Tenant has performed faithfully all the terms and conditions of the lease, the Tenant shall have the right to renew the lease for a further term of ONE (1) YEAR, under the same terms and conditions, save and except that the rental price shall be adjusted annually according to the amount permitted by the Residential Tenancies Act and save and except for the right of further renewal. Tenant shall give written notice to the Landlord at least two months prior to the end of the term of intention to exercise this option to renew. IF IT IS THE INTENTION of the Tenant to terminate this lease at the end of the term hereby created, notice of such intention shall be given in writing by the Tenant to the Landlord not less than sixty (60) days prior to the expiration of the said term.

TENANT AND LANDLORD AGREE that during the two months prior to termination of this lease, Landlord reserves the right to show the rented premises to prospective tenants and/or buyers by appointment between 10:00 AM and 8:00 PM by the agent, and with twenty-four (24) hours notice to Tenant.

TENANT AGREES to have the premises professionally cleaned at the end of the lease before handing it back to the owner. Failing which, TENANT agrees to pay the LANDLORD an amount of \$150.00 to have the premises cleaned.

TENANT AGREES to pay a key deposit of \$100.00, which will be returned upon receipt of all the above keys on the termination date. The keys are given as follows:

- a) two (2) front door keys for the subject unit,
- b) two (2) side door keys,
- c) one (1) remote control for garage door opener.

TENANT AGREES that no interest shall be paid on last month's deposit.

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

**INITIALS OF TENANT(S):**

.....

**INITIALS OF LANDLORD(S):**

X

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

**TENANT (Lessee),**....., and

**LANDLORD (Lessor),** Elham G. Gouda.....

for the lease of 70 Hickorynut Drive, Toronto.....

..... dated the..... day of....., 20<sup>14</sup>.....

LANDLORD or LANDLORD's representative will perform a walk-through with the TENANT before and prior to the end of the term to determine known damages before the occupancy and damages (if any) that occur during the occupancy and any extension thereof.

TENANT AND LANDLORD AGREE that an accepted Agreement to Lease shall form a complete lease and no other lease will be signed between parties.

THIS OFFER IS conditional upon the Landlord satisfying himself concerning the personal and/or credit worthiness of the Tenant. TENANT HEREBY CONSENTS to having the Landlord conduct or cause to be conducted a personal and/or credit investigation and/or face to face interview in respect to the Tenant, failing which this Offer shall be null and void and the deposit shall be returned to the Tenant in full without deduction. This condition shall be deemed to have been waived by the Landlord if no notification or dis-satisfaction has been issued by the Landlord and provided to the Tenant or his agent within three (3) banking days from confirmation of execution herein. This condition is included for the benefit of the Landlord.

The subject premises shall be leased only to the following persons and no other person shall occupy the unit, without written consent from the Landlord

1. Name:
2. Name:
3. Name:
4. Name:

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

**INITIALS OF TENANT(S):**

**INITIALS OF LANDLORD(S):**