

THIS TENANCY AGREEMENT made on the \_\_\_\_\_ day of, \_\_\_\_\_ 20\_\_\_\_

BETWEEN: \_\_\_\_\_  
(herein after referred to as "the Tenant(s))

AND Marose Investments Ltd.  
(hereafter referred to as "the Landlord")

1. The rental premises is a \_\_\_\_\_ bedroom suite located at: \_\_\_\_\_  
\_\_\_\_\_ with parking stall # \_\_\_\_\_.

2. The term of this rental lease agreement shall be a 12 month tenancy which shall begin on the 1<sup>st</sup> day of \_\_\_\_\_, 20\_\_\_\_ and end on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By default this lease will roll over into a month to month lease once the term above has passed with all terms and conditions remaining the same. To end a tenancy the Tenant agrees to provide the Landlord with notice in writing a minimum of one (1) calendar month prior to the end of the lease agreement, of their intentions to vacate no later than the last day of the end of the lease. The Tenant is responsible for rent until the end of the lease or such time as the suite is re-rented.

3. The rent shall be \$ \_\_\_\_\_ per month. Rent shall be payable on or before the 1<sup>st</sup> day of each month. Rent is payable through pre-authorized debit (PAD) from a bank account or with a series of twelve (12) post-dated cheques made payable to Marose Investments Ltd., and submitted to the Landlord or Resident Manager.

If a rent payment is returned to the Landlord or a rent payment is made late (after the 1<sup>st</sup> day of the month) a service fee of \$35.00 will apply.

The Landlord shall give two (2) months' notice of any rent increase prior to renewal of a twelve (12) month term lease

4. The Landlord acknowledges receipt of the amount of \$ \_\_\_\_\_ towards the full amount of \$ \_\_\_\_\_ required to be held as a security deposit to secure the Tenant's performance of the obligations imposed by this agreement. **The remaining \$ \_\_\_\_\_ is due by \_\_\_\_\_.**

Upon move out:

- The Tenant agrees to clean the suite according to the Cleaning Guidelines provided.
- The Landlord will inspect the premises with the tenant(s) and prepare a written report to be agreed to and signed by both parties.
- The Landlord may claim only the amount reasonably necessary to remedy any default by the Tenant.
- The Landlord may claim any rent owed by the Tenant.
- The Landlord shall provide to the Tenant a copy of the signed move-out report seven (7) business days after the end of the month of the Tenant's departure from the premises, detailing any claim.
- If the Tenant remains in possession after a lawful termination without the Landlord's consent, the Landlord may apply to the Office of the Rentalsman for an order of possession. The Landlord may also recover damages from an over holding Tenant which exceed the amount of any retained security deposit.

5. The premises are to be occupied ONLY by the applicant and co-applicant listed above. No others may reside in the suite without completion of an application form and approval by the office.  
SUBLETS ARE NOT PERMITTED.

6. The Landlord does not allow on the property:

- Animals or pets of any kind – except trained and licensed support animals required by blind, deaf or disabled persons – without prior permission.
- Vehicles which are not currently registered/licensed or not operable
- Smoking or vaping of any kind

7. The Landlord is responsible for payment of utilities except \_\_\_\_\_, upkeep of appliances provided, building garbage removal and recycling services, laundry facilities. The Landlord shall at all times maintain the premises in a condition that complies with the Saskatchewan Residential Tenancies Act.

8. The Tenant shall not affix satellite television receptacles or any other equipment to the building.
9. The Tenant is responsible for ordinary cleanliness of the premises and for the repair of damage caused by the wilfull or negligent conduct of the Tenant, other occupants of the premises, or persons permitted on the premises by the Tenant. The Tenant agrees to take due precautions against freezing or stoppage of water or waste pipes in and about the premises. If water or waste pipes become clogged by reason of the Tenant's neglect or recklessness cost of repair and damages shall be at the Tenant's expense.
10. The Landlord and Tenant each agree to carry adequate property and third party liability insurance.
11. The Tenant is entitled to quiet enjoyment of the premises. Tenant and guests or invitees will not use the premises or adjacent areas in such a way as to: (1) violate any law or ordinance, including laws prohibiting the use, possession or sale of illegal drugs; (2) commit waste (severe property damage); or (3) create a nuisance by annoying, disturbing, inconveniencing or interfering with the quiet enjoyment and peace and quiet of any other resident.
12. The Landlord shall give 24 hours notice of his/her intent to enter the Tenant's premises during reasonable hours for maintenance or inspections. The Landlord is not required to give notice in the event of an emergence nor if the Tenant consents to the Landlord's entry without such notice being given.
13. The Tenant will notify the Landlord in advance if the Tenant will be away from the premises for seven (7) days or more consecutive days. During such absence, the Landlord may enter the premises at times reasonably necessary to maintain the property and inspect for needed repairs.
14. The Tenant will not do any alterations, renovations, and/or painting to the premises without the prior written permission of the Landlord.  
The Tenant will use proper hardware to hang pictures and window coverings and will not cover windows with blankets, sheets, towels, foil, or other inappropriate items.  
The Tenant will not change or add a lock or security device to the premises unless agreed to by both parties.
15. The Tenant agrees to abide by the Bylaws and the Rules and Regulations of the \_\_\_\_\_  
\_\_\_\_\_ Condominium Corporation. The Tenant is reminded that the Bylaws designate the building as NON SMOKING, therefore, smoking is not permitted in the suite, on the balcony, or in common areas of the building.
16. The tenant agrees to not use any hydroponic equipment in their suite.

THIS DOCUMENT is intended to be a complete record of the rental agreement. All promises and agreements must be included herein in writing and agreed to by both parties. All Tenants by signing this lease take full responsibility for all terms and conditions. Both parties are to have a complete copy of this agreement.

THIS AGREEMENT dated on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Tenant(s): \_\_\_\_\_

\_\_\_\_\_  
(signature above for Marose Investments

\_\_\_\_\_  
(print name above) for Marose Investments Ltd.

I/we have received a copy of the Lease document: \_\_\_\_\_  
Tenant(s) initials

I/we have received a copy of Standard Conditions: \_\_\_\_\_  
Tenant(s) initials