

# CANADIAN RESIDENTIAL RENTAL AGREEMENT

Address of Rental Property: \_\_\_\_\_

Landlord Name: \_\_\_\_\_

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

## 1. TERM OF TENANCY

The tenancy created by this agreement shall commence on the date first written below and continue on a month-to-month basis until terminated in accordance with the Residential Tenancies Act, 2006 (Ontario) or applicable provincial legislation. No fixed end date is established by this agreement.

## 2. RENT

The Tenant agrees to pay monthly rent of \$\_\_\_\_\_ CAD, payable in advance on the first day of each month, to the Landlord at the address specified or by electronic transfer as agreed. Rent includes applicable taxes unless otherwise stated.

## 3. SECURITY DEPOSIT

The Tenant agrees to pay a security deposit in the amount of \$\_\_\_\_\_ CAD, to be held by the Landlord in accordance with the Residential Tenancies Act or applicable law. The security deposit shall be refunded after tenancy termination, less any lawful deductions.

## 4. USE OF PREMISES

The Tenant shall use the rental premises exclusively for residential purposes and shall comply with all municipal, provincial, and federal laws. The Tenant shall not conduct any illegal activities on the premises or cause nuisance to neighboring properties.

## 5. MAINTENANCE AND REPAIRS

The Landlord shall maintain the premises in a good state of repair and fit for habitation. The Tenant shall keep the premises clean and notify the Landlord of any damage or needed repairs promptly. The Tenant shall not make alterations or improvements without prior written consent from the Landlord.

## 6. UTILITIES AND SERVICES

The Tenant shall be responsible for payment of utilities unless otherwise agreed. The Landlord shall provide and maintain necessary services as required by law.

## 7. ACCESS TO PREMISES

The Landlord may enter the premises for inspection, repairs, or showing to prospective tenants or purchasers upon giving the Tenant proper notice as required by law.

#### **8. SUBLETTING AND ASSIGNMENT**

The Tenant shall not assign or sublet the premises or any part thereof without the prior written consent of the Landlord, which shall not be unreasonably withheld.

#### **9. TERMINATION**

Termination of tenancy shall be conducted in accordance with the Residential Tenancies Act or applicable provincial legislation, including proper notice periods and reasons for termination. Either party may terminate the tenancy by providing written notice as prescribed by law.

#### **10. LIABILITY AND INDEMNITY**

The Tenant shall indemnify and hold the Landlord harmless from any claims arising from the Tenant's use of the premises, except to the extent caused by the Landlord's negligence or willful misconduct.

#### **11. GOVERNING LAW**

This agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the federal laws of Canada applicable therein. Any disputes shall be subject to the exclusive jurisdiction of the courts of Ontario.

#### **12. ENTIRE AGREEMENT**

This agreement constitutes the entire agreement between the parties and supersedes all prior understandings or agreements, whether oral or written. No amendment or modification is effective unless in writing and signed by both parties.

#### **13. NOTICES**

All notices under this Agreement shall be in writing and delivered personally, by registered mail, or by electronic means to the addresses provided in this Agreement or to such other address as either party may specify in writing.

#### **14. SIGNATURES**

**LANDLORD'S SIGNATURE**

**TENANT'S SIGNATURE**

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

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