

CASH FOR KEYS AGREEMENT - ONTARIO

Property Address: _____ Date: _____

PARTIES:

Landlord / Owner: _____

Tenant(s): _____

AGREEMENT TERMS:

1. Purpose of Agreement

This Agreement is entered into between Landlord and Tenant to mutually resolve tenancy matters with respect to the Property and to facilitate the Tenant's voluntary vacating of the Property in exchange for consideration provided by the Landlord.

2. Vacate Date

Tenant agrees to vacate and surrender possession of the Property on or before the agreed vacate date as specified in this Agreement or as mutually amended in writing.

3. Consideration

In exchange for Tenant vacating the Property as agreed, Landlord agrees to pay Tenant a total amount of \$_____ (CAD) ('Consideration'). Payment shall be made by Landlord to Tenant upon Tenant's full and peaceful surrender of the Property, free of Tenant's possessions and liabilities.

4. Condition of Property

Tenant agrees to leave the Property in a clean, undamaged condition, reasonable wear and tear excepted. Tenant shall remove all personal property and return all keys, garage remotes, and access devices to Landlord at vacate.

5. Release and Waiver

Upon receipt of Consideration, Tenant releases Landlord and its agents from all claims, demands, or liabilities arising from the tenancy, eviction proceedings, or any disputes related to the Property, except for claims arising from Landlord's breach of this Agreement.

6. No Admission of Liability

This Agreement does not constitute an admission of liability or wrongdoing by either party and is entered into solely to avoid further dispute and litigation.

7. Tenant's Representations

Tenant represents that no other persons or occupants will claim rights to the Property and that Tenant has the full authority to enter into this Agreement.

8. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and applicable federal laws of Canada.

9. Entire Agreement

This Agreement constitutes the entire understanding between the parties and supersedes all prior negotiations, representations, or agreements, whether written or oral.

10. Amendments

Any amendments or modifications to this Agreement must be in writing and signed by both parties.

11. Severability

If any provision of this Agreement is found to be invalid or unenforceable, the remaining provisions shall continue in full force and effect.

12. Legal Advice

Each party acknowledges that they have had the opportunity to seek independent legal advice prior to executing this Agreement.

13. Counterparts and Electronically Signed Copies

This Agreement may be executed in counterparts and by electronic signature, each of which shall be deemed an original and all of which shall constitute one agreement.

14. No Further Claims

Tenant agrees not to bring any further claims or disputes against Landlord related to the tenancy or Property once this Agreement is executed and Consideration paid.

15. Tenant's Obligations

Tenant shall continue to comply with all terms and conditions of the tenancy agreement up to the date of vacate.

16. Landlord's Obligations

Landlord agrees to fulfill all obligations under this Agreement and to provide Tenant with payment as specified, subject to Tenant's compliance.

17. Mutual Cooperation

Both parties agree to cooperate fully in the execution and enforcement of this Agreement.

18. Confidentiality

The terms of this Agreement shall remain confidential and shall not be disclosed to third parties except as required by law or agreed by both parties.

19. No Waiver

Failure by either party to enforce any provision of this Agreement shall not constitute a waiver of such provision or any other provision.

20. Notices

Any notices required under this Agreement shall be delivered personally, by registered mail, or by electronic communication to the addresses provided by the parties.

LANDLORD / OWNER SIGNATURE

TENANT(S) SIGNATURE

Signature: _____

Signature: _____

Original source of this document:

<https://docstemplates-ca.com/cash-for-keys-agreement-ontario/>

Did you find this template helpful?

Find more updated templates at:

<https://docstemplates-ca.com/>

[View more templates](#)

This template is intended exclusively for personal, non-commercial use.
If distributed or published, the source must be mentioned.

This template is provided for guidance only and does not constitute legal advice.
It is recommended to consult a legal professional for each specific case.