

RESIDENTIAL LEASE AGREEMENT (BRITISH COLUMBIA)

Premises: _____ Term: _____

Landlord Information:

Full Name: _____

Address: _____

Phone/Email: _____

Tenant Information:

Full Name: _____

Address: _____

Phone/Email: _____

Rent and Payment Terms:

Monthly Rent: _____ CAD

Payment Method: _____

Rent Due Date Each Month: _____

Security Deposit:

Amount: _____ CAD

Deposit Conditions and Return: _____

1. Premises and Term

Landlord leases to Tenant the premises described herein for the term specified above, on the terms and conditions set forth in this Agreement. The Tenant shall occupy the premises as a residential dwelling only.

2. Rent

Tenant shall pay the monthly rent as agreed, without demand, deduction or setoff, on the due date each month to the Landlord at the address specified or as otherwise directed in writing.

3. Security Deposit

Tenant shall pay a security deposit as specified above. The Landlord shall hold the deposit in trust and return it to the Tenant, less any lawful deductions, within the time frame prescribed by the Residential Tenancy Act of British Columbia after the tenancy ends.

4. Utilities and Services

Tenant shall be responsible for payment of all utilities and services supplied to the premises unless otherwise agreed in writing. Landlord shall ensure that all utilities and services are in proper working order at the commencement of the tenancy.

5. Maintenance and Repairs

Tenant shall keep the premises reasonably clean and shall notify the Landlord promptly of any damage or needed repairs. Landlord shall maintain the premises in a state of repair and fit for habitation as required by law.

6. Use of Premises

Tenant shall use the premises only as a private residence. Tenant shall comply with all laws, bylaws, regulations, and rules applicable to the premises and shall not engage in illegal or disruptive activities.

7. Occupants and Guests

Only the persons named in this Agreement shall reside in the premises. Guests may stay no longer than fourteen (14) consecutive days without Landlord's prior written consent.

8. Entry by Landlord

Landlord may enter the premises only in accordance with section 29 of the Residential Tenancy Act, including for inspections, repairs, or showing to prospective tenants or purchasers, with proper notice given.

9. Assignment and Subletting

Tenant shall not assign this Agreement or sublet the premises without the prior written consent of the Landlord, which shall not be unreasonably withheld.

10. Termination

This Agreement may be terminated by either party in accordance with the Residential Tenancy Act. Upon termination, Tenant shall peacefully vacate and return possession of the premises to the Landlord.

11. Quiet Enjoyment

Landlord covenants that Tenant shall have quiet enjoyment of the premises without disturbance by the Landlord or any person claiming by, through, or under the Landlord.

12. Legal Compliance

Both parties shall comply with all applicable laws, including the Residential Tenancy Act of British Columbia, and any other federal, provincial, and municipal laws and regulations.

13. Indemnity

Tenant agrees to indemnify and hold harmless the Landlord from any claims, damages, or losses arising from Tenant's use or occupancy of the premises, except those resulting from Landlord's negligence.

14. Insurance

Tenant is encouraged to obtain renter's insurance to cover Tenant's personal property and liability. Landlord's insurance does not cover Tenant's property.

15. Alterations

Tenant shall not make any alterations, additions, or improvements to the premises without the prior written consent of the Landlord.

16. Smoking and Pets

Smoking and pets are [permitted/not permitted] on the premises. Any exceptions must be agreed upon in writing.

17. Dispute Resolution

The parties agree to attempt to resolve disputes amicably and in good faith. If unresolved, disputes may be referred to the Residential Tenancy Branch or appropriate legal authorities.

18. Notices

Any notice required or permitted under this Agreement shall be in writing and delivered personally, sent by registered mail, or electronic communication with confirmation, to the addresses specified herein.

19. Entire Agreement

This Agreement constitutes the entire agreement between the parties with respect to the tenancy and supersedes all prior negotiations, representations, and agreements.

20. Amendments

No amendment or modification to this Agreement shall be effective unless made in writing and signed by both parties.

21. Severability

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

22. Governing Law

This Agreement shall be governed, interpreted, and enforced in accordance with the laws of the Province of British Columbia and Canada.

23. Signatures

Both parties acknowledge that they have read, understood, and agreed to the terms and conditions of this Lease Agreement.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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