

# SIMPLE MONTH-TO-MONTH RENTAL AGREEMENT

Location: \_\_\_\_\_ Effective Date: \_\_\_\_\_

## Parties:

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

Landlord Address: \_\_\_\_\_

Tenant Name: \_\_\_\_\_

Tenant Address: \_\_\_\_\_

## Premises:

Address/Description of Rental Property: \_\_\_\_\_

## Term:

This Agreement shall commence on the Effective Date and shall continue on a month-to-month basis until terminated by either party in accordance with the terms herein.

## Rent:

Monthly Rent Amount: \_\_\_\_\_ CAD

Due Date Each Month: \_\_\_\_\_

## Security Deposit:

Tenant shall pay a security deposit in the amount of \$\_\_\_\_\_ CAD, to be held by Landlord in accordance with applicable Canadian law. The deposit shall not be used as last month's rent and shall be returned to Tenant upon termination of this Agreement, less any lawful deductions.

## Utilities and Services:

Tenant shall be responsible for payment of the following utilities and services: \_\_\_\_\_ . Landlord shall be responsible for the following: \_\_\_\_\_ .

## Use of Premises:

The Premises shall be used solely for residential purposes by Tenant and Tenant's immediate family. Tenant shall not engage in any illegal activities on the Premises, nor cause any nuisance or disturbance.

## Maintenance and Repairs:

Tenant shall keep the Premises clean and in good condition. Tenant shall promptly notify Landlord of any damage or needed repairs. Landlord shall be responsible for repairs not caused by Tenant's negligence.

## Entry by Landlord:

Landlord may enter the Premises upon reasonable prior notice (except in emergencies) for inspection, repairs, or to show the Premises to prospective tenants or buyers, in compliance with applicable laws.

**Termination:**

Either party may terminate this Agreement by providing written notice at least one full rental period in advance, or as otherwise required by applicable Canadian tenancy laws.

**Governing Law:**

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

**Additional Terms:**

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**Signatures:**

**LANDLORD**

**TENANT**

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

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

Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

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