

# SIMPLE RESIDENTIAL TENANCY AGREEMENT - ALBERTA

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

## PARTIES:

Landlord (Full Name): \_\_\_\_\_

Tenant (Full Name): \_\_\_\_\_

## PREMISES:

Address of Rental Premises: \_\_\_\_\_

Type of Accommodation: \_\_\_\_\_

## TERM:

Rental Period: \_\_\_\_\_ (e.g. Fixed Term / Periodic)

Start Date: \_\_\_\_\_

## RENT:

Monthly Rent Amount (CAD): \_\_\_\_\_ CAD

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

Payment Method: \_\_\_\_\_

## SECURITY DEPOSIT:

Deposit Amount (CAD): \_\_\_\_\_ CAD

Deposit Held By: \_\_\_\_\_

## UTILITIES AND SERVICES:

Utilities Included (Check all that apply):

Electricity

Water/Sewer

Gas

Heating \_\_\_\_\_

Garbage Collection

Internet

Other:

## USE OF PREMISES:

The Tenant shall use the premises only for residential purposes and shall not conduct any business or commercial activity on the property without the prior written consent of the Landlord. The Tenant shall comply with all municipal bylaws, health and safety regulations, and applicable laws.

## MAINTENANCE AND REPAIRS:

The Tenant agrees to keep the premises clean and sanitary and to immediately notify the Landlord of any damage or

need for repairs. The Landlord shall be responsible for repairs not caused by the Tenant's negligence or misuse. The Tenant shall not make any alterations without prior written consent.

**ENTRY AND INSPECTION:**

The Landlord may enter the premises at reasonable times with prior notice to inspect, make repairs, or show the premises to prospective tenants or purchasers, in accordance with Alberta tenancy law.

**TERMINATION AND NOTICE:**

Either party may terminate this agreement by providing written notice in accordance with Alberta's Residential Tenancies Act. The Tenant shall vacate the premises on or before the termination date and return all keys to the Landlord.

**LEGAL COMPLIANCE:**

This agreement is governed by the laws of the Province of Alberta and the Residential Tenancies Act. Any disputes arising shall be resolved through the appropriate legal channels.

**ADDITIONAL TERMS:**

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**LANDLORD'S SIGNATURE**

**TENANT'S SIGNATURE**

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

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

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