

Schedule A

Agreement to Lease - Residential

Form 400

for use in the Province of Ontario

This Schedule is attached to and forms part of the Agreement to Lease between:

TENANT:, and

LANDLORD:

for the lease of

..... dated the day of, 20.....

Keys/Fobs/Locks

Locks should not be changed without Landlords prior consent. If locks are changed for any reason, the Landlord must be notified and provided with keys within 24 hrs.

Post dated cheques

Tenant voluntarily provides Ten (10) post dated cheques, on or before commencement of the Lease, for the balance of the lease prior to or on occupancy date. The Tenant agrees to pay the Landlord an amount of Twenty Dollars (\$20) for each returned /non payment cheques for administration fee during the Lease period.

Subletting

THE TENANT COVENANTS that he will not assign nor sublet the demised premises to a sub-tenant without the consent of the Landlord. Such consent shall not be arbitrarily and unreasonably withheld. The Tenant shall pay the Landlord's reasonable expenses incurred thereby.

Illegal activity

The property shall not be used for any illegal activity in the case of production of illegal substances or anything relating.

The tenant hereby consents to the Landlord disclosing information about the Tenant and information about their tenancy, including but not limited to the amount and timing of rent payments, good behaviour, problematic behaviour, any debt outstanding, and review of the Landlords experience regarding the Tenant, with Equifax, Landlord Credit Bureau and other reporting agencies, which may then be used in a tenant record, credit report and credit score for the Tenant and shared with other landlords and credit grantors.

The Tenant hereby agrees to provide \$200 refundable deposit for four (4) heating/AC system remote controls, one per each bedroom plus one in the living room. The Tenant's deposit will be refunded upon return of four (4) remote controls.

The tenant also agrees not to make any manual adjustments to the wall units of the heating system. Making any manual adjustments on the wall units, including manually adjusting the air flow lever will result in damage for which the Tenant will be fully responsible, up to and including the cost of wall unit replacement with a new unit.

This form must be initialed by all parties to the Agreement to Lease.

INITIALS OF TENANT(S):

Authenticor

INITIALS OF LANDLORD(S):

Schedule B Agreement to Lease – Residential

Form 401

for use in the Province of Ontario

This Schedule is attached to and forms part of the Agreement to Lease between:

TENANT (Lessee),, and

LANDLORD (Lessor),

for the lease of

..... dated the day of, 20.....

Tenant and Landlord agree that an accepted Agreement to Lease, along with the Ontario Standard Lease and this Schedule B, shall form a completed lease and no other lease will be signed between the Parties.

Tenant submits with this Offer the first and last month's rent which must be a bank draft. The tenant agrees that rent will be paid as per Ontario Standard Lease Agreement. Should rent contract commence on any day other than the first, the first month deposit shall be pro-rated & all future rent payments shall be made on the 1st of the month.

The Tenant agrees that Utilities shall be paid as per Ontario Lease. For any utilities under Tenant control, the Tenant agrees to set up utility accounts 1 week prior to lease commencement and to provide the landlord with a copy of the account numbers/transfer confirmations. Should the Hot Water Tank be under Reliance (which does not allow transfer to tenant name) the tenant will either: (a) Add Amount to Monthly Rent Cheque (b) Provide bank info for Direct withdrawal directly from Reliance or (c) provide separate quarterly/semi-annual/annual PD Cheques to cover amount.

The Tenant agrees that there will be a pre-inspection (at Move in) and a post-inspection (at Move Out) of the subject property signed by all parties to document current condition and any deficiencies at the time of move in. Tenant agrees this document shall be relied on to compare any discrepancies in unit condition prior to lease termination and Tenant agree that the home is returned to its pre-occupancy condition before vacating the home (normal wear and tear excepted). Lessee agrees that any repairs required for this purpose or any damages to the leased premises, appliances, fixtures, chattels or other parts of the property under the Tenant's control that were caused by his/her willful or negligent conduct or persons invited by him/her, shall be completed at the Tenant's sole expense.

The Tenant agrees and warrants that they will be the sole occupants of this unit as per any attached rental application and acknowledge use for single family residential purposes only. Any Air BnB Rental or unauthorized occupants will result in immediate termination.

Tenant agrees and is required to carry out garbage removal, snow removal and lawn care (if not covered by the condo corporation). Neglect of duties shall permit landlord to send in professional company and bill tenant accordingly.

The Tenant shall maintain said premises in clean and good state of repair and should any damages result through their neglect the Tenant shall be responsible for any such repairs. Additionally, Landlord represents and warrants that the appliances as listed in this Agreement to Lease will be in working order at the commencement of the lease term. The Tenant guarantees to the Landlord to leave the appliances at the end of the term of this Lease in clean condition and in working order save normal wear and tear.

The LESSOR agrees to have the unit professionally cleaned at Lessor's own expense, on or before commencement of lease. The LESSEE agrees to have the unit professionally cleaned at lessee's own expense, at the termination of lease.

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INITIALS OF TENANTS: 

INITIALS OF LANDLORD(S): 

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TENANT (Lessee),, and

LANDLORD (Lessor),

for the lease of

..... dated the day of, 20.....

Lessee agrees not to make any decorating changes to the premises, including painting or mounting TV's or large items to wall, without the express written consent of the Lessor or his/her authorized Agent.

Lessee covenants with the Lessor that the Lessee will not keep any pets in the leased premises. If it is found that pets have been kept on the premises, Lessee agrees to be responsible for any repairs or replacement costs due to the presence of any pets on the premises, Lessee shall, at Lease termination, have the carpets professionally steam cleaned and make any repairs that may be necessary to restore any damage caused by pets.

The Landlord shall supply the tenant with ____ () sets of keys to the subject property. Any lost or missing keys shall be replaced at the end of the lease term at the tenant's sole expense. Under no circumstances shall any of the locks be changed or altered or any locks added without notifying and providing the landlord or his authorized agent with a key. Key deposit (if any) will be outlined in the Ontario Standard Lease.

The Tenant acknowledges that the Landlord's insurance on the premises do not provide coverage for the Tenants personal property or liability's on behalf of the Tenant. The tenant shall not do anything on the premises for which the landlords insurance premium may be increased. Further, the tenant shall hold the Landlord harmless from damages of any kind, and/or liability's, from injury to anyone whosoever regardless of fault during this lease term and renewal thereof. The tenant shall provide to the Landlord prior to lease commencement, a standard tenancy package of insurance policy. No possession shall be given unless such policy is obtained and in effect and has been received by landlord. Said Standard Tenancy package of insurance is to include Liability of at least \$2 Million.

Landlord, or his/her representative, shall not in any event whatsoever be liable for or be responsible for any personal injury or death that may be suffered or sustained by the Tenant or any member of the Tenants family, his guests, or any other person who may be upon the rented premises or any loss of or damage or injury to any property including cars and contents thereof belonging to the Tenant or to any member of the Tenant's family, his guests, or to any other person while such property is on the rented premises.

Any plumbing or electrical repairs caused due to tenants negligence, such as clogged sinks/toilets/drains, water overflows, shorted circuit due to overload etc. will be payable by tenant, including any damage from the original issue.

The Landlord agrees to pay for and be responsible for any major repairs over \$50.00 such as plumbing, electrical, appliances etc. The Tenant shall notify the Landlord immediately of any such problems and the Landlord shall have the problem rectified as soon as possible. In the event of a breakdown of the electrical or mechanical systems, the Landlord will not be liable for damages or personal discomfort. The Tenant agrees to pay for and be responsible for such minor repairs under \$50.00 such as light bulbs, faucet washers, furnace filters, etc., considered as normal wear and tear. Tenant is to change furnace filter for their individual furnace unit every 3 months, at tenant expense.

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INITIALS OF TENANTS:

INITIALS OF LANDLORD(S):

**Schedule B
Agreement to Lease – Residential**

Form 401
for use in the Province of Ontario

This Schedule is attached to and forms part of the Agreement to Lease between:

TENANT (Lessee),, and

LANDLORD (Lessor),

for the lease of

..... dated the day of, 20.....

Lessee agrees to pay \$50 service and administration charge to Lessor for N.S.F. of returned cheques or direct debit plus \$20 Administrative Fee to Landlord. Lessee is liable for any rental in arrears and non-payment for any cheques.

If Tenant terminates the Tenancy Agreement prior to the end of the term, tenant will be responsible to pay one month rent + HST commission for re-rental and shall be held liable for utilities and any loss of rent until the date the unit is re-occupied.

The Landlord or his/her representative shall have the right to enter the premises at a mutually agreeable time, provided at least 24-hour notice is given to the Tenant, for the purpose of inspection and determining the condition thereof.

The tenant and Landlord acknowledge that all existing appliances, electric light fixtures and window coverings currently on the premises are to be included for tenant use. This excludes any items that may be existing tenants, not belonging to landlord.

The Tenant acknowledges that this is a DESIGNATED SMOKE FREE UNIT and any occupants of the premises and, including without limitation, any visitors, guests and business invitees shall not smoke anywhere in or upon the premises rented by the Tenant, the building where Tenant's premises are located or in any of the interior common areas of such building. For purposes of this provision, the term "smoke" or "smoking" means to inhale, exhale, burn or have control over a lighted cigarette, lighted cannabis cigarette, cigar, pipe, hookah pipe or other lighted smoking implement designed to burn tobacco or any other substance, including without limitation, cannabis as defined in the Cannabis Act, SC 2018 c16 as amended from time to time for the purpose of inhaling or tasting of its emission. Contravention of this provision shall be deemed to be a material breach of the lease and grounds for termination of the lease.

The Tenant and any occupants of the premises and, including without limitation, any visitors, guests and business invitees shall not sell, distribute, cultivate, propagate or harvest any cannabis or cannabis plants within the meaning of the Cannabis Act, S.C. 2018 c. 16 and the Cannabis Act, 2017, S.O. 2017, c. 26 as amended from time to time, anywhere in or upon the premises rented by the Tenant, the building where Tenant's premises are located or in any of the common areas or adjoining grounds of such building. Contravention of this provision shall be deemed to be a material breach of the lease and grounds for termination of the lease.

Landlord shall provide smoke detectors and CO detectors as per applicable Ontario Laws and they shall be in good working order and it is tenant's responsibility to check the operation of such detectors on a monthly basis and replace batteries when required. In the case of a faulty device, Tenant shall notify the Landlord Immediately. Tenant acknowledges that annual fire testing is done in building and unit with the property manager and a fire prevention company and unit access (with 24 hour notice) will be required.

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INITIALS OF TENANTS:

Authenticor

INITIALS OF LANDLORD(S):

**Schedule B
Agreement to Lease – Residential**

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for use in the Province of Ontario

This Schedule is attached to and forms part of the Agreement to Lease between:

TENANT (Lessee),, and

LANDLORD (Lessor),

for the lease of

..... dated the day of, 20.....

The Tenant, if not in default here-under shall have the option, by written notice, given to the Landlord at least 60 days before the end of the lease term, to renew the lease for a further one year term on the following terms and conditions: rent may be raised up to the maximum allowable under the Residential Tenancies Act as prescribed by law in Ontario. Tenant or Landlord shall deliver notice in writing sixty(60) days prior to termination of the tenancy agreement. Should the Tenant decide not to exercise his option to renew the Lease, the Tenant will allow the owner or his agent to show the property with 24 hours notice, during the last sixty (60) days of the said lease.

THE LANDLORD AND TENANT SHALL comply with all obligations imposed on them by the Residential Tenancies Act and Amendments, and its regulations.

THE LESSOR AND LESSEE acknowledges that this agreement to lease may be negotiated and transmitted between the Lessor and the Lessee by means of a facsimile machine or e-mail and that the terms and conditions agreed to, are binding upon both parties. Upon the agreement being accepted, copies of the facsimile or e-mail will be validated by both parties forthwith.

THE ONTARIO STANDARD LEASE ATTACHED FORMS AN INTEGRAL PART OF THIS AGREEMENT

TENANT(S) CONTACT INFO

Phone Number(s): _____

Email(s): _____

LANDLORD/PROPERTY MANAGERS INFO

Phone Number(s): 416-856-6043

Email(s): resultsrto@gmail.com

The Tenant agrees to provide \$200 refundable deposit for four (4) heating/AC system remote controls, one per each bedroom plus one in the living room. The tenant also agrees not to make any manual adjustments to the wall units of the heating system. Making any manual adjustments on the wall units, including manually adjusting the air flow lever will result in damage for repairs of which the Tenant agrees to be fully responsible, up to and including replacement of the damaged wall unit(s).

This form must be initialed by all parties to the Agreement to Lease.

INITIALS OF TENANTS:

AuthentiSign

INITIALS OF LANDLORD(S):



Schedule B Listing Agreement Authority to Offer for Lease

Form 211
for use in the Province of Ontario

This Schedule is attached to and forms part of the Listing Agreement Authority to Offer for Lease (Agreement) between:

BROKERAGE: **Keller Williams Experience Realty Brokerage**, and

LANDLORD: **RESULTS ASSET MANAGEMENT INC.**

for the property known as **67 Buchanan** **LOWER** **Barrie**

..... **ON** **L4M 6B4** dated the **20** day of **December**, 20**22**

The Listing Brokerage agrees that if A.G Secure Property Management secures a suitable tenant before the Listing Brokerage, than no commission shall be paid by the Landlord to the Listing Brokerage.

This form must be initialed by all parties to the Agreement.

INITIALS OF BROKERAGE: 

INITIALS OF LANDLORDS(S): 