

# Schedule A 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:** ....., and

**LANDLORD:** Jenelle Ambrose .....

for the lease of 90 Canon Jackson Dr, TH 111, Toronto, ON M6M 0C1 .....

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

The Tenant and any occupants of the premises and, including without limitation, any visitors, and guests shall not smoke anywhere in or upon the premises rented by the Tenant or within the 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, e-cigarette or vaping device, 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, S.C.2018 c. 16, 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. Tenant(s) initials: \_\_\_\_\_

The Landlord represents and warrants that the appliances as listed in this Agreement to Lease will be in good working order at the commencement of the lease term. Tenant agrees to maintain said appliances in a state of ordinary cleanliness at the Tenant's cost. Tenant(s) initials: \_\_\_\_\_

The Tenant agrees not to make any decorating changes to the premises (i.e., no painting, no putting up of wall paper, no damage to the walls) without written approval from the Landlord. Tenant(s) initials: \_\_\_\_\_

The Landlord agrees to deliver to the Tenant on completion of this transaction 1 key and 1 fob that provide access and entry, without limitation, to the building, unit and amenities. The Tenant agrees to provide a \$200 deposit for 1 key and 1 fob, which will be exchanged at the end of the tenancy. Tenant(s) initials: \_\_\_\_\_

The Tenant voluntarily agrees to submit to the Landlord, or his authorized agent, post dated cheques for the stated rent payable to the Landlord at the beginning of the tenancy, to cover the months not covered by the deposit. The Tenant further agrees to accept electronic rent receipts. Tenant(s) initials: \_\_\_\_\_

The Tenant shall leave the premises in a professionally cleaned move-in condition at the end of the term of the lease or the extension thereof. Tenant(s) initials: \_\_\_\_\_

The Tenant covenants to maintain the property in good condition, and to repair any damage caused to the premises by his/her willful or negligent conduct or that of persons who are permitted on the premises by the Tenant, excluding reasonable wear and tear. Tenant(s) initials: \_\_\_\_\_

The Tenant agrees to cover the cost of minor upkeep and repairs (lightbulbs, etc.) under \$100.00. Tenant(s) initials: \_\_\_\_\_

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

**INITIALS OF TENANT(S):** 

**INITIALS OF LANDLORD(S):** 

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The Tenant acknowledges that the Landlord's insurance on the premises does not provide coverage for the Tenant's personal property, nor liability on behalf of the Tenant. The Tenants agree not to do anything on the premises for which the owner's insurance premium may be increased and agree to hold the Landlords harmless from damages of any kind and liability from injury to anyone whomsoever regardless of fault during this lease term and renewal thereof. The Tenant must maintain throughout the term of this lease a standard tenancy insurance package for contents and liability. A copy of proof must be submitted to the Landlord prior to occupancy. Tenant(s) initials: \_\_\_\_\_

The Tenant may not assign, sublet or provide short term of the rental unit (i.e. Airbnb) to another person only without the consent of the Landlord. Tenant(s) initials: \_\_\_\_\_

Tenant hereby consents to the Landlord or their agent 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 reviews of the Landlord's experience regarding the Tenant, to Equifax, Landlord Credit Bureau, Trans Union, Openroom 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. Tenant(s) initials: \_\_\_\_\_

The Tenant acknowledges that it is their responsibility to open a hydro account in their name and to ensure that bill payments are made in a timely manner. The Tenant further acknowledges that any cable TV, telephone, and internet services will be under the Tenant's name and the Tenant's responsibility. Tenant(s) initials: \_\_\_\_\_

Tenant acknowledges that the Landlord's Fire Insurance policy on the premises provides no coverage on the Tenant's personal property and liability. Tenant agrees to arrange for the standard Tenant's liability insurance policy which shall include Tenants Liability limit of minimum \$1 million for Property Damage & Bodily Injury, Tenants Personal Content coverage for the duration of the lease term and any renewal thereof and to provide a copy of the insurance policy confirmation to the Landlord prior to taking possession. The Tenant must have Tenant liability insurance at all times. If the Landlord asks for proof of coverage, the Tenant must provide it. Tenant(s) initials: \_\_\_\_\_

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

**INITIALS OF TENANT(S):** 

**INITIALS OF LANDLORD(S):** 