

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

**TENANT (Lessee)**,....., and

**LANDLORD (Lessor)**, Jeffrey Murphy.....

for the lease of 345 Carlaw Ave Unit 311..... Toronto.....

M4M2T1.....dated the ..... day of....., 20.....

**TENANT COVENANTS AND AGREES TO THE FOLLOWING:**

TENANT WILL NOT smoke inside the unit.

TENANT ACKNOWLEDGES AND agrees that he/she will be responsible for the telephone bill, cable TV, internet, and on-going content insurance.

TENANT SHALL NOT assign the said lease or sublet the whole or any part of the premises without the written consent of the Landlord.

TENANT COVENANTS AND agrees that during the term of this lease, he/she shall keep the premises and the appliances in good condition and upon termination of the said lease the unit shall be returned to the Landlord in the same condition upon which the Tenant received it save and except normal wear and tear.

TENANT ACKNOWLEDGES AND agrees not to make any physical changes such as painting, wallpapers, broadloom etc. without the consent of the Landlord. Tenant further agrees not to change any unit entrance key lock or add any chain lock on the entrance door without the written consent of the Landlord.

TENANT COVENANTS AND agrees that two months prior to the expiration of the lease, the Landlord may show the unit to prospective tenants with 24 hours notice.

TENANT AGREES TO allow the Landlord access to the unit if necessary for the purpose of maintenance, or completion of uncompleted work provided that reasonable notice is given to the Tenant.

RENTAL CHEQUES NOT honored by the Landlord's Bank for whatever reason are subject to either immediate replacement by cash or certified cheque plus an additional \$50.00 service charge.

**LANDLORD COVENANTS AND AGREES TO THE FOLLOWING:**

THE FOLLOWING APPLIANCES and chattels belonging to the Landlord are to remain on the premises for the Tenant's use: fridge, stove, microwave, dishwasher, washer and dryer and window coverings

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. Landlord also agrees to bear the cost of repair for the aforementioned appliances unless the damage caused to the appliances is due to Tenant negligence. Tenant agrees to maintain said appliances in a state of ordinary cleanliness at the Tenant's cost.

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

**INITIALS OF TENANT(S):**

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**INITIALS OF LANDLORD(S):**

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**TENANT (Lessee)**,....., and

**LANDLORD (Lessor)**, Jeffrey Murphy.....

for the lease of 345 Carlaw Ave Unit 311..... Toronto.....

M4M2T1.....dated the ..... day of....., 20.....

LANDLORD COVENANTS WITH the Tenant that the Landlord will pay realty taxes and building insurance.

LANDLORD AND TENANT agree that an accepted Agreement to Lease shall form a completed lease and no other lease will be signed between the parties.

TENANT AGREES TO provide ten (10) post-dated cheques commencing upon the acceptance of the Lease.

TENANT SHALL COMPLY with all the Rules and Bylaws of the Condominium Corporation.

TENANT AGREES THAT the demised premises shall be used and occupied by the Tenant and not more than two (2) occupants shall reside in the said premises.

TENANT AGREES TO maintain tidiness and cleanliness of the property at all times.

TENANT AGREES TO be responsible for the repair of any damage caused by themselves or their guests should it occur, through negligence or neglect, normal wear and tear excluded.

TENANT SHALL CARRY contents and personal liability insurance throughout the term of the Lease or any renewal thereafter. Tenant to provide proof of this coverage to the Landlord prior to occupancy.

TENANT AGREES TO provide \$200.00 as keys/fob replacement deposit to the Landlord prior to the commencement of the Lease. LANDLORD agrees to return this deposit to the Tenant upon termination of the Lease and returning of all keys/fob to the Landlord.

THE LANDLORD WILL provide to the Tenant one (1) building access FOB, one (1) unit door keys, and one (1) mailbox key.

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

**INITIALS OF TENANT(S):**

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**INITIALS OF LANDLORD(S):**

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