

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: 1107575 Ontario Ltd.

for the lease of Unit #308 - 25 Stafford St Toronto M5V 0G3

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

The Landlord agrees to the following:

[1] To pay property taxes and condominium maintenance fees.

[2] Existing Rental Appliances

That the rental shall include the use of the existing appliances now on the property and belonging to the Lessor, and such appliances shall be in good working order on closing. Including: Fridge, Oven, Microwave/Hoodfan, Dishwasher, Washer/Dryer. The Tenant is responsible for all damages to the demised premises caused by the Tenant's negligence, and the premises shall at the expiration of the Lease shall be surrendered in the same order and condition as when received except for normal wear and tear.

[3] Existing Electrical Light Fixtures & Window Coverings

That the rental shall further include all existing electrical light fixtures and all existing window coverings.

[4] Keys and cards

To supply one [1] key, one [1] access fob, one [1] garage door remote (for visitor parking access), and one [1] mailbox key to the unit on the closing date. The Tenant Agrees to return all keys/access fobs at the end of the lease term. The Tenant agrees to notify the Landlord of any lost, stolen or damaged keys/access fobs and that any lost, stolen or damaged keys/access fobs will be replaced at the tenant's own cost. The Tenant further agrees to submit a refundable \$250 Key deposit prior to occupancy. This deposit is completely refundable at the end of the lease term when all of the keys/fobs are returned undamaged to the landlord.

[5] Clean Condition

The landlord agrees to turn over the unit in a clean and broom swept clean condition.

The Tenant agrees to the following:

[1] Abide condo rules

To abide by all rules and regulations of the Condominium Corporation, and shall indemnify and save harmless the Lessor against all actions, proceedings, cost, expenses, claims or demands which may be made against the Lessor as a result of any breach by the Lessee or their guests of such rules and regulations.

[2] Good housekeeping

To be responsible for good housekeeping of the premises as well as the normal upkeep of the appliances included in the rent.

[3] Good and clean condition

Upon termination of the Lease, to return the property in a good and clean condition as at the commencement of the Lease, save and except for normal wear and tear.

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

INITIALS OF TENANTS:

INITIALS OF LANDLORD(S):



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[4] NSF charge

To pay a service charge of Twenty Dollars (\$20.00) to the Lessor, on each occurrence, for any cheque issued by the Lessee to the Lessor which is returned by the bank for insufficient funds.

[5] No lock change

That no lock shall be changed or additional lock placed upon any door of the property without the prior written consent of the Lessor, and provided that a key for each new or additional lock shall be deposited with the property management office for the building.

[6] Post-dated cheques

The Tenant Offers to provide the Landlord with Ten [10] post-dated cheques prior to occupancy for the payment of monthly rent.

[7] No Smoking

Lessee acknowledges that smoking of any kind (including marijuana, cigarettes, vapes, e-cigarettes, etc) is not permitted by the Tenant, or the Tenant's guests, inside of the unit at any time during the term of the lease or any extension thereof. Should there be any damage whatsoever caused to the property due to smoking by the Tenant or the Tenant's guest, The Tenant agrees to be liable for the full cost of repair and/or replacement.

[8] No Pets

Lessee acknowledges that no pets are allowed by the Tenant, or the Tenant's guests, inside of the unit at any time during the term of the lease or any extension thereof. Should there be any damage whatsoever caused to the property due to an animal owned by the Tenant or the Tenant's guest, The Tenant agrees to be liable for the full cost of repair or replacement.

[9] Termination & Viewings

If it is the intention of the Lessee to terminate this Lease at the end of term hereby created, the Lessee agrees to give notice in writing to the Lessor of such intention not less than sixty [60] days prior to the expiration of the said term, and also a minimum of sixty [60] days notice if the term is extended to a month-to-month tenancy after the year lease. The Tenant will allow the Landlord to show the unit with 24hrs notice to prospective new tenants during the last sixty (60) days of the lease term or tenancy.

[10] Month-to-Month

If this Agreement is not renewed for a further fixed term, or is not legally terminated in writing, it shall continue as a month-to-month tenancy under the same terms and conditions unless otherwise specified.

[11] Sub-lease

The Tenant agrees that they will not assign or sub-lease the property in whole or in part without prior written consent from the Landlord.

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[12] Landlord Notice

Tenant agrees to give the Landlord prompt immediate written notice in the event of any accident or emergency affecting the plumbing, gas, heating, or electrical system serving the premises. The Tenant shall not hire any trades people or contractors to do any work on the premises without the prior written consent of the Landlord.

[13] Inspection

The Tenant agrees to the Landlord or the Landlord's Agent entering the premises to inspect, repair and maintain the premises. A prior twenty-four [24] hours notice will be given except for emergency pursuant to the Residential Tenancies Act (Ontario). The Tenant further agrees to a semi-annual visit by the Landlord or Landlord's Agent of the premises. A prior twenty-four [24] hours notice will be given for such visit to the Tenant.

[14] Tenant Content Insurance

The Tenant agrees to maintain Tenant's liability (a minimum of one million dollar liability insurance) and contents insurance on the unit during the term of the lease and provide proof of insurance to the Landlord prior to occupancy.

[15] Major decorating Changes

The Tenant shall first request permission from the landlord for any major decorating changes to the unit including but not limited to painting, installation of TV wall mounts, Brackets, Shelving, etc. Such permission shall not be unreasonably withheld and the Tenant acknowledges and confirms that it is their sole responsibility to return the unit in the same state that it was received at the Tenant's sole cost.

[16] Minor Repairs

The Landlord agrees to pay for all repairs necessary over \$75.00 provided that the repairs are caused by normal wear and tear and not by the Tenant's willful neglect. The Tenants agrees to pay all costs up to \$75.00 for minor repairs and maintenance caused by normal wear and tear. Furthermore, the Tenants agrees to pay for all costs for repairs caused by the willful damage and negligence by the Tenant or Tenant's guests. All the contractors and repair work for this property have to obtain the pre-approval from the Landlords or his/her representatives.

[17]Light-Bulbs

The Landlord shall provide electric light bulbs for all light fixtures at the commencement of the tenancy. Thereafter, the Tenant shall be responsible for their replacement, as required.

[18]Air Filter

The Tenant acknowledges they are responsible for checking and replacing the air filter in HVAC unit at his/her own expense as often as required.

[19]Elevator Booking

The Tenant agrees and acknowledges that it is their sole responsibility to reserve the elevator for moving in and out and to pay for all related deposits or charges as stipulated by the Condominium Corporation. The tenant further agrees that it is their responsibility to register themselves as a tenant with property management and to fill out any and all accompanying forms and documents prior to their move date.

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[20] Short Term Rentals Prohibited

The Tenant acknowledges and agrees that no part of the real property is to be sublet on a daily or short-term basis either privately or through such services such as AIRBNB. The Tenant hereby undertakes not to do such and acknowledges that doing so may result in immediate or early termination of the lease.

[21] Residential Use

The premises shall be occupied by the Tenant for the purposes of residential occupation only. No business other than a simple home office shall be operated out of the unit. The Tenant shall not use the rental unit or complex for any illegal activity. The Tenant shall not use the rental unit or complex for rental such as Airbnb, VRBO or other similar sharing services. If the use of the property by the Tenant is other than as a residential tenancy, then the Residential Tenancies Act does not apply.

[22] Utility Accounts

The Tenant agrees to set up and provide proof of utility account transfer for all required utilities (Hydro & Heat Pump) on the premises before the closing date.

[23] COVID-19

The Tenant acknowledges that there may be some current limitations in the building due to the ongoing COVID19 pandemic which includes but is not limited to the closure of all shared amenity spaces, if any. The Tenant Agrees to abide by all building rules & regulations under these new circumstances.

[24] Wire Transfer

The Tenant agrees to provide the first & last month's rent deposit in the form of a wire transfer within 24 hours of offer acceptance.

[25] Firm & Binding

The Landlord & Tenant acknowledge that this offer to lease, after signed by all parties will become the actual Lease Agreement. The Landlord & Tenant acknowledge that they will also be required to sign and the New Ontario Standardized Lease Agreement within 48 hours of acceptance of this Agreement and provide a copy to both Brokerages involved in this Transaction.

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

INITIALS OF TENANTS:

INITIALS OF LANDLORD(S):

