

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:

for the lease of

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

Tenant and Landlord acknowledge and agree that this agreement, when executed, shall constitute a binding Tenancy Agreement. Tenant and Landlord agree that any facsimile transmission or scan to email copy of this offer shall be deemed a true and legal copy.

Tenant and Landlord acknowledge that this Agreement to Lease will be accompanied by an Ontario Standard Lease form, which, together with the Agreement to Lease, shall be deemed the full lease document.

Tenant or their representative shall submit the deposit in the form of a Certified Cheque or Bank Draft to BRAD J. LAMB REALTY, INC. within twenty-four (24) hours from the date of Acceptance.

Tenant agrees to provide a refundable key deposit of \$100 per set, payable to the landlord, prior to the release of keys to the rental unit.

Tenant agrees not to assign or sublet the lease without the prior written consent of the Landlord, which may not be unreasonably withheld. The Tenant agrees and understands that subletting of any form, including but not limited to Airbnb.com vacation rentals, is prohibited and covenants not to list for lease, advertise for lease, or in any way transfer or sublease the property either on their own accord or indirectly through any third party or representation without the Landlord's written consent.

Tenant shall be totally responsible for the entire cost of any or all repairs caused by their negligence or willful conduct. Tenant will cover the cost of minor upkeep and repairs (lightbulbs, etc.) under \$50.00 but Landlord is responsible for all major repairs of appliances or unit structure not due to the Tenant's negligence or willful conduct.

Landlord agrees that the unit is leased with full use of all existing appliances (fridge, stove, dishwasher, washer, dryer, microwave) which are assumed to be in good working order and shall be maintained by the Landlord throughout the term of the Lease.

Tenant agrees not to make any decorating changes to the premises without the express written consent of the Landlord or his authorized agent. If the unit is altered without consent, the Tenant shall be responsible for the entire cost of returning the unit to its original state at the end of the Lease Term.

Tenant agrees not to install any window coverings on the premises without first consulting the Landlord or his authorized representative to confirm the location of the installation and to obtain the Landlord's express consent. If window coverings are installed without the Landlord's consent, the Tenant shall be responsible for the entire cost of returning the unit to its original state at the end of the Lease Term.

Tenant acknowledges that where the unit is a Condominium, they agree to abide by the Rules and Regulations of the Corporation.

Tenant agrees to have the unit properly cleaned at the end of the term.

Tenant agrees to submit full payment of rent to the Landlord on or before the start of the payment term.

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

INITIALS OF TENANTS:

○

INITIALS OF LANDLORD(S):

○

**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:

for the lease of

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

... (Continued from Page 1)

Tenant agrees to obtain tenant insurance for their personal belongings and for liability in the amount of at least \$2 Million (\$2,000,000.00). Tenant agrees to open a hydro account in their own name for the subject property and to show proof of such on or before closing/receiving keys.

Tenant agrees to pay all utilities which include hydro, heat pump rental (if applicable), telephone and cable television (if applicable), and water (if applicable) for the rental premises. The Tenant further agrees to provide on or prior to the closing date a written confirmation from the utility provider(s) that they have a registered account in their name.

Tenant agrees to allow the Landlord permission to show said unit through his agent, two (2) months prior to the expiry of said lease, after the tenant has provided notice of termination. The Tenant agrees to allow the Landlord or his agent to show the above-mentioned unit at mutually acceptable times with twenty-four (24) hours notice for each showing. The Tenant further agrees to permit the Landlord or their authorized agent to access the unit, with the proper notice provided, to take photographs as required.

Tenant acknowledges that this is a non-smoking residence and that no smoking, including marijuana, shall take place inside the lease premises.

Tenant agrees to pay the Landlord a service and administration fee of \$20.00 for any cheque issued by the Tenant to the Landlord that is returned by the bank due to Non-Sufficient Funds. Tenant agrees to pay said fee within five (5) business days of receiving notice from the Landlord or their authorized representative.

Tenant agrees to meet with the Landlord's authorized representative prior to taking occupancy of the unit in order to conduct an inspection of the unit prior to the release of

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

INITIALS OF TENANTS:

○

INITIALS OF LANDLORD(S):

○