

COMMERCIAL LEASE AGREEMENT – ONTARIO

Premises Address: _____ Lease Commencement Date: _____

Landlord Information:

Name: _____

Address: _____

Phone/Email: _____

Tenant Information:

Name: _____

Address: _____

Phone/Email: _____

Lease Term and Rent:

Lease Term Duration: _____

Monthly Rent: _____ CAD

Security Deposit: _____ CAD

Rent Payment Due Date: _____

1. Premises

The Landlord hereby leases to the Tenant the commercial premises described above, together with all appurtenances, in the condition existing as of the commencement date.

2. Term

This Lease shall commence on the date specified above and shall continue for the term duration specified unless terminated earlier in accordance with this Agreement or the applicable laws of Ontario.

3. Rent

The Tenant shall pay to the Landlord the monthly rent amount specified above, payable in advance on or before the due date each month, without deduction or set-off.

4. Security Deposit

The Tenant shall pay the security deposit amount as security for the performance of obligations under this Lease. The Landlord may apply the deposit against damages or unpaid rent in accordance with Ontario law.

5. Use of Premises

The Tenant shall use the Premises solely for lawful commercial purposes permitted by applicable zoning and bylaws, and shall not use the Premises for any illegal or hazardous activities.

6. Maintenance and Repairs

The Tenant shall keep the Premises in a clean and good condition and shall be responsible for all repairs required due to Tenant's use, except for structural repairs which shall be the Landlord's responsibility.

7. Utilities and Taxes

The Tenant shall be responsible for all utilities, including but not limited to water, electricity, gas, telephone, and internet services, as well as all taxes related to Tenant's use of the Premises.

8. Insurance

The Tenant shall maintain commercial general liability insurance with minimum limits customary for similar properties, naming the Landlord as an additional insured, and provide proof of insurance upon request.

9. Compliance with Laws

The Tenant shall comply with all applicable municipal, provincial, and federal laws, regulations, and bylaws affecting the Premises and Tenant's use thereof.

10. Assignments and Subletting

The Tenant shall not assign this Lease or sublet the Premises or any part thereof without the prior written consent of the Landlord, such consent not to be unreasonably withheld.

11. Entry by Landlord

The Landlord or its agents may enter the Premises at reasonable times for inspection, repairs, or showing to prospective tenants or purchasers upon reasonable notice, except in emergencies where no notice is required.

12. Default

If the Tenant defaults in payment of rent or other obligations, the Landlord may give written notice to cure. Failure to cure within a reasonable period entitles the Landlord to terminate the Lease and pursue legal remedies in accordance with Ontario law.

13. Termination

This Lease may be terminated by mutual agreement or as otherwise provided by law. Upon termination, the Tenant shall surrender possession of the Premises in good condition, reasonable wear and tear excepted.

14. Indemnity

The Tenant shall indemnify and hold harmless the Landlord from all claims, damages, or expenses arising from Tenant's use or occupancy of the Premises, except to the extent caused by Landlord's negligence.

15. Notices

All notices under this Lease shall be in writing and delivered personally, by registered mail, or by courier to the addresses set out herein or as updated in writing by the parties.

16. Governing Law

This Lease shall be governed by and construed in accordance with the laws of the Province of Ontario and the federal laws of Canada applicable therein.

17. Entire Agreement

This Lease constitutes the entire agreement between the Landlord and Tenant and supersedes all prior negotiations, representations, or agreements, whether written or oral.

18. Amendments

Any amendments or modifications to this Lease must be in writing and signed by both parties to be effective.

19. Severability

If any provision of this Lease is found to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

Original source of this document:

<https://legaltemplates-ca.com/commercial-lease-agreement-ontario/>

Did you find this template helpful?

Find more updated templates at:

<https://legaltemplates-ca.com/>

[View more templates](#)

This template is intended exclusively for personal, non-commercial use.
If distributed or published, the source must be mentioned.

This template is provided for guidance only and does not constitute legal advice.
It is recommended to consult a legal professional for each specific case.