

PARKING SPOT RENTAL AGREEMENT - ONTARIO

Rental Location: _____ Agreement Number: _____

Landlord Information:

Full Name / Company Name: _____

Address: _____

Phone / Email: _____

Tenant Information:

Full Name: _____

Address: _____

Phone / Email: _____

Parking Spot Details:

Spot Location / Number: _____

Dimensions (Length x Width): _____

Type of Vehicle Allowed: _____

Rental Terms and Conditions:

Rental Rate: _____ CAD

Payment Schedule: _____

Security Deposit (if any): _____ CAD

Section 1 – Parties and Agreement

This Parking Spot Rental Agreement (“Agreement”) is entered into between the Landlord and the Tenant named above for the rental of the parking spot described below. This Agreement sets forth the terms and conditions under which the Tenant may occupy the parking spot.

Section 2 – Term

The rental term shall commence on the date the Tenant first occupies the parking spot and shall continue on a month-to-month basis until terminated in accordance with this Agreement or applicable law.

Section 3 – Rent and Payment

The Tenant agrees to pay the Landlord the Rental Rate as specified above, payable in advance on the first day of each rental period. Payments shall be made by the method agreed upon by both parties. Late payments may incur fees as permitted under applicable Ontario law.

Section 4 – Security Deposit

If a security deposit is required, the Tenant shall provide the amount specified above prior to occupancy. The deposit will be held by the Landlord in accordance with the Residential Tenancies Act, 2006 (Ontario) and returned to the Tenant at the termination of this Agreement, less any lawful deductions.

Section 5 – Use of Parking Spot

The parking spot shall be used solely for parking the type of vehicle specified above. No other use, including storage of

personal property or commercial activities, is permitted without prior written consent of the Landlord.

Section 6 – Maintenance and Repairs

The Tenant shall keep the parking spot clean and free of debris and shall notify the Landlord promptly of any damage or needed repairs. The Landlord shall maintain the premises in a safe and reasonable condition as required by applicable law.

Section 7 – Access and Entry

The Tenant shall allow the Landlord or authorized representatives reasonable access to the parking spot for inspection, maintenance, or emergencies, provided proper notice is given as required by law.

Section 8 – Restrictions and Rules

The Tenant agrees to comply with all posted rules and regulations governing the use of the parking facility and to not engage in any illegal or hazardous activities on or near the parking spot.

Section 9 – Liability and Insurance

The Tenant assumes all risk of loss or damage to the vehicle and personal property stored in or around the parking spot. The Landlord shall not be liable for any damages, losses, or theft unless caused by the Landlord's gross negligence or willful misconduct. The Tenant is encouraged to maintain adequate insurance.

Section 10 – Termination

Either party may terminate this Agreement by providing written notice to the other in accordance with the Residential Tenancies Act, 2006 (Ontario) or any other applicable legislation. Upon termination, the Tenant shall vacate the parking spot and remove all vehicles and property.

Section 11 – Default

If the Tenant breaches any term of this Agreement, including failure to pay rent or unauthorized use, the Landlord may exercise all rights and remedies available under applicable Ontario law, including termination of tenancy and recovery of damages.

Section 12 – Notices

All notices required or permitted under this Agreement shall be in writing and shall be deemed properly given if delivered personally, sent by registered mail, or by electronic means to the addresses provided above.

Section 13 – Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the federal laws of Canada applicable therein. Any disputes arising under or related to this Agreement shall be subject to the jurisdiction of courts in Ontario.

Section 14 – Entire Agreement

This Agreement constitutes the entire agreement between the parties and supersedes all prior understandings or agreements, whether written or oral, relating to the subject matter herein. Any amendments must be in writing and signed by both parties.

Section 15 – Severability

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

Section 16 – Signatures

By signing below, the parties acknowledge that they have read, understood, and agree to be bound by the terms and

conditions of this Agreement.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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