

SIMPLE RESIDENTIAL RENTAL AGREEMENT

Location: _____ Reference No.: _____

Landlord Information:

Full Name: _____

Address: _____

Phone/Email: _____

Tenant Information:

Full Name: _____

Address: _____

Phone/Email: _____

Property Information:

Address of Rental Premises: _____

Type of Property (e.g., Apartment, House): _____

Furnished/Unfurnished: _____

Term of Tenancy:

Lease Start Date: _____ Lease End Date: _____

Rent Payment Due Date Each Month (e.g., 1st): _____

Rent and Payment Terms:

Monthly Rent Amount: _____ CAD

Security Deposit Amount: _____ CAD

Payment Method and Instructions: _____

1. Premises and Parties

This Rental Agreement ("Agreement") is entered into between the Landlord and Tenant named above for the rental of the premises identified herein.

2. Term

The tenancy shall commence on the Lease Start Date and shall continue until the Lease End Date, unless terminated earlier in accordance with this Agreement or applicable laws of Canada.

3. Rent

Tenant agrees to pay the Monthly Rent Amount in Canadian Dollars (CAD) on or before the Rent Payment Due Date each month to the Landlord by the agreed Payment Method.

4. Security Deposit

Tenant shall pay the Security Deposit Amount to Landlord upon execution of this Agreement. The Security Deposit will be held in accordance with applicable Canadian laws and may be applied toward unpaid rent, damages beyond normal wear and tear, or other breaches of this Agreement.

5. Utilities and Services

The responsibility for payment of utilities (such as electricity, water, gas, internet) shall be as follows: Landlord shall pay: _____; Tenant shall pay: _____.

6. Use of Premises

The premises shall be used exclusively for residential purposes by Tenant and shall not be sublet or assigned without prior written consent of Landlord.

7. Maintenance and Repairs

Tenant agrees to keep the premises clean and in good condition and to promptly notify Landlord of any damage or needed repairs. Landlord shall maintain the premises in a habitable condition in compliance with Canadian law.

8. Entry by Landlord

Landlord may enter the premises upon providing reasonable notice to Tenant as required by applicable Canadian law, except in cases of emergency.

9. Pets

Pets are [allowed/not allowed]. If allowed, specify any restrictions or additional terms here.

10. Rules and Regulations

Tenant agrees to comply with all rules and regulations provided by Landlord or property management.

11. Termination

Either party may terminate this tenancy in accordance with applicable Canadian laws by providing proper written notice.

12. Indemnification

Tenant agrees to indemnify and hold Landlord harmless from any liability arising from Tenant's use of the premises except as caused by Landlord's negligence or willful misconduct.

13. Legal Compliance

Both parties shall comply with all applicable laws, regulations, and bylaws of Canada, including residential tenancy statutes.

14. Dispute Resolution

Any dispute arising under this Agreement shall be resolved in accordance with the laws of the applicable Canadian province or territory.

15. Entire Agreement

This Agreement constitutes the entire agreement between the parties and supersedes all prior negotiations, understandings, or agreements.

16. Amendments

Any amendments to this Agreement must be in writing and signed by both parties.

17. Severability

If any provision of this Agreement is held invalid, illegal, or unenforceable, the remaining provisions shall remain in full force and effect.

18. Signatures

This Agreement may be executed in counterparts and electronically, each of which shall be deemed an original.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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