

SUBLEASE AGREEMENT

Location: _____ Date: _____

Parties:

Sublessor (Landlord): _____

Sublessee (Tenant): _____

Premises:

Address or Description of Premises: _____

Term:

Start Date: _____ End Date: _____

Rent:

Monthly Rent Amount: _____ CAD

Payment Terms and Due Date: _____

Security Deposit:

Amount: _____ CAD

Terms of Return: _____

Use of Premises:

The Sublessee shall use the Premises solely for residential purposes and shall comply with all laws, bylaws, and regulations. The Sublessee shall not engage in any illegal activities on the Premises.

Maintenance and Repairs:

The Sublessor shall maintain the Premises in a good state of repair and fit for habitation. The Sublessee shall keep the Premises clean and promptly notify the Sublessor of any damage or repairs required.

Utilities and Services:

The Sublessor shall be responsible for payment of utilities unless otherwise agreed. The Sublessee shall pay for utilities as specified in a separate agreement or addendum.

Assignment and Subletting:

The Sublessee shall not assign this Agreement or further sublet the Premises without the prior written consent of the Sublessor. Any unauthorized assignment or subletting shall be void and may result in termination of this Agreement.

Access and Inspection:

The Sublessor or authorized agents may enter the Premises upon reasonable notice for inspection, repairs, or showings, except in cases of emergency where no notice is required.

Termination:

Either party may terminate this Agreement in accordance with the Residential Tenancy Act of British Columbia and the terms set forth herein. The Sublessee shall vacate the Premises and return possession to the Sublessor at the end of the term or upon termination.

Default:

If the Sublessee fails to pay rent or breaches any term of this Agreement, the Sublessor may exercise remedies permitted under British Columbia law, including termination and recovery of damages.

Indemnity and Liability:

The Sublessee agrees to indemnify and hold harmless the Sublessor from any claims, damages, or losses arising from the Sublessee's use of the Premises, except to the extent caused by the Sublessor's negligence or willful misconduct.

Governing Law:

This Agreement shall be governed by and construed in accordance with the laws of the Province of British Columbia and the federal laws of Canada applicable therein.

Entire Agreement:

This Agreement constitutes the entire agreement between the parties and supersedes all prior understandings. No modification shall be effective unless in writing and signed by both parties.

Severability:

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

Waiver:

No waiver of any breach or default shall constitute a waiver of any subsequent breach or default.

Notices:

Any notices required or permitted under this Agreement shall be in writing and delivered by hand, registered mail, or electronic means with confirmation of receipt, to the addresses provided by the parties.

Signatures:

Sublessor's Signature

Sublessee's Signature

Signature: _____

Signature: _____

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