

SUBLET AGREEMENT

Location: _____ Effective Date: _____

Parties:

Sublessor (Landlord) Full Legal Name: _____

Address: _____

Phone/Email: _____

Sublessee (Tenant) Full Legal Name:

Full Legal Name: _____

Address: _____

Phone/Email: _____

Premises:

Address of Leased Premises: _____

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

Term of Sublease:

Sublease Start Date: _____ (No dates, fill manually)

Sublease End Date: _____ (No dates, fill manually)

Rent and Payment:

Monthly Rent Amount: _____ CAD

Payment Due Date (e.g., 1st of each month): _____

Payment Method: _____

Security Deposit:

Deposit Amount: _____ CAD

Deposit Terms and Conditions: _____

1. Grant of Sublease

Sublessor hereby sublets to Sublessee, and Sublessee hereby accepts the sublease of the Premises on the terms and conditions contained in this Agreement. This sublease is subordinate to the original lease between Sublessor and the landlord.

2. Use of Premises

Sublessee shall use the Premises solely for lawful residential or commercial purposes consistent with the original lease. Sublessee shall comply with all applicable laws, regulations, and terms of the original lease.

3. Term

The term of this sublease shall commence and terminate on the dates specified above, subject to any extensions or early terminations as provided herein.

4. Rent

Sublessee agrees to pay the rent in the amount specified above on or before the due date each month to the location or account designated by Sublessor. Late payments may incur interest or fees as permitted by applicable law.

5. Security Deposit

Sublessee shall pay the security deposit as specified. The deposit shall be held in trust by the Sublessor and may be applied to unpaid rent, damages beyond normal wear and tear, or other breaches of this Agreement. Return of the deposit shall comply with applicable Canadian provincial laws.

6. Utilities and Services

Responsibility for payment of utilities and services shall be as follows: (specify which party is responsible for electricity, water, gas, internet, etc.).

7. Maintenance and Repairs

Sublessee shall maintain the Premises in a clean and habitable condition and shall promptly notify Sublessor of any damage or needed repairs. Sublessor shall be responsible for repairs not caused by Sublessee's negligence.

8. Assignment and Subletting

Sublessee shall not assign this Sublease or further sublet the Premises without prior written consent of Sublessor and, where required, the landlord.

9. Compliance with Original Lease

Sublessee agrees to comply with all terms and conditions of the original lease between Sublessor and landlord. Any violation of the original lease terms by Sublessee shall be considered a breach of this Sublease.

10. Entry and Inspection

Sublessor may enter the Premises upon reasonable notice for purposes of inspection, repairs, or showing the Premises to prospective tenants or buyers in accordance with applicable law.

11. Indemnification

Sublessee agrees to indemnify and hold harmless Sublessor from any claims, damages, or liabilities arising out of Sublessee's use or occupancy of the Premises, except to the extent caused by Sublessor's negligence.

12. Default and Remedies

If Sublessee breaches any term of this Agreement, Sublessor may terminate the Sublease and pursue all remedies available at law or in equity, including recovery of rent, damages, and possession.

13. Governing Law and Jurisdiction

This Agreement shall be governed by and construed in accordance with the laws of the Province in Canada where the Premises are located. The parties consent to jurisdiction of the courts of said Province.

14. Entire Agreement

This Sublease constitutes the entire agreement between the parties and supersedes all prior negotiations and understandings. Any amendments must be in writing and signed by both parties.

15. Notices

All notices under this Agreement shall be in writing and deemed delivered when delivered by hand, sent by registered mail, courier, or electronic means to the addresses provided above or as updated in writing.

16. Severability

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

17. Counterparts

This Agreement may be executed in counterparts, each of which shall be deemed an original but all of which together constitute one and the same instrument.

18. No Waiver

Failure or delay by either party to enforce any provision of this Agreement shall not constitute a waiver of that provision or any other provision.

19. Sublessor Representations

Sublessor represents that the Premises are subject to a valid lease that allows subletting and that Sublessor has the authority to enter this Sublease.

20. Sublessee Representations

Sublessee represents that they have inspected the Premises and accept it in its current condition subject to disclosures made by Sublessor.

SUBLESSOR'S SIGNATURE

SUBLESSEE'S SIGNATURE

Signature: _____

Signature: _____

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