










RESIDENTIAL SUBLEASE AGREEMENT (ONTARIO)

DESCRIPTION:	<ul style="list-style-type: none"> • A Tenant can use this Agreement to sublease a residential unit to a Sub-Tenant • Residential Sublease Agreements are subject to and governed by a Residential Lease Agreement (between the Tenant and Landlord) and the <u>Residential Tenancies Act, 2006</u> <p>A Residential Lease Agreement (with Rental Application) can be purchased on <u>Dynamic Lawyers</u>.</p>					
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TABLE OF CONTENTS

#	Section	Description
	Introductory Clause	Identifies nature of agreement, date, and name of parties (“ Landlord ”, “ Tenant ”, and “ Sub-Tenant ”)
	Background	Defines premises which Sub-Tenant will sublet to Tenant and also identifies Residential Lease Agreement between Landlord and Tenant
1	Residential Tenancies Act	Acknowledges that this residential lease agreement is being made in accordance with and subject to this <i>Act</i> and Residential Lease Agreement
2	Landlord’s Consent	Landlord consents to sublease
3	Payment to Landlord	Sub-Tenant pays Landlord’s expenses incurred in respect of Residential Sublease Agreement
4	Term	Defines duration of the agreement
5	Termination	Notes how agreement can be terminated
6	Sub-Tenant’s Obligations	Acknowledges that Sub-Tenant will be responsible for Tenant’s obligations under the Residential Lease Agreement
7	Payment of Rent	Sub-Tenant shall pay rent, as per Residential Lease Agreement directly to Landlord
8	Authorized Persons	Identifies which persons can occupy the premises during the Term
9	General Terms	Acknowledgements, amendment, entire agreement, governing law, etc.
	Execution	Landlord, Tenant, and Sub-Tenant sign the Agreement

RESIDENTIAL SUBLEASE AGREEMENT

THIS RESIDENTIAL SUBLEASE AGREEMENT is dated [insert date] and is made between [insert name of Landlord] (the "**Landlord**"), [insert name of Tenant] (the "**Tenant**") and [insert name of Sub-Tenant] (the "**Sub-Tenant**").

BACKGROUND:

The Landlord owns the residence located at [insert municipal address of residence] and the associated parking space [insert information which identifies the associated parking space] and locker [insert information which identifies the associated locker] (collectively, the "**Premises**").

The Tenant is leasing the Premises from the Landlord pursuant to a residential lease agreement dated [insert date] (the "**Residential Lease Agreement**"). The Tenant pays the Landlord [insert amount in letters] (\$[insert amount in numbers]) for the monthly rent and maintenance, utility and appliance expenses (the "**Rent**"). The Rent is due and payable on the first day of each month.

The Tenant now wishes to sublet the Premises to the Sub-Tenant.

THE PARTIES THEREFORE AGREE AS FOLLOWS:

- Residential Tenancies Act.** This Agreement is made in accordance with and subject to the Residential Lease Agreement and the *Residential Tenancies Act, 2006*, S.O. 2006, c. 17, as amended from time to time (the "**Act**").
- Landlord's Consent.** The Landlord hereby consents to the Tenant subleasing the Premises to the Sub-Tenant during the Term of this Agreement.
- Payment to Landlord.** The Sub-Tenant shall pay the Landlord [insert amount in letters] (\$[insert amount in numbers]) for reasonable expenses incurred by the Landlord to approve this Residential Sublease Agreement.
- Term.** The Sub-Tenant shall occupy the Premises for a term of [insert period of time] commencing on [insert date] unless terminated earlier in accordance with this Agreement (the "**Term**"). At any time before the Term expires or is terminated, all of the parties may agree in writing to extend the Term. Unless provided otherwise, any such extension shall be subject to the same terms and conditions of this Agreement. Any reference to "**Term**" in this Agreement shall include any extension of the Term.

Landlord's Initials: _____

Tenant's Initials: _____

Sub-Tenant's Initials: _____

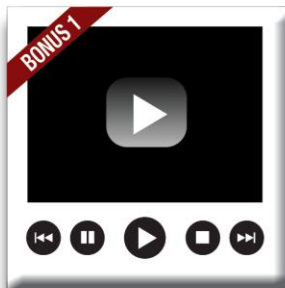
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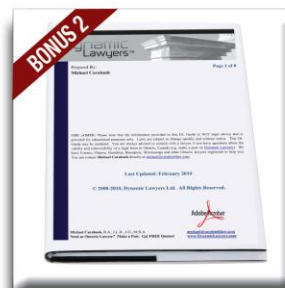
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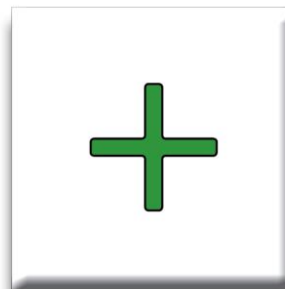
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