

This Schedule is attached to and forms part of the Agreement to Lease between:

**TENANT (Lessee)**,....., and

**LANDLORD (Lessor)**,.....

for the lease of.....

..... dated the..... day of....., 20.....

The premises shall be leased in its present condition, the following appliances and fixtures belonging to the landlord are to remain on the premises for the Tenant's use: Refrigerator, Stove, built-in Dishwasher, Microwave/exhaust combo unit, Washer and Dryer, all existing electric light fixtures and broadloom where laid.

The Landlord represents and warrants that all the appliances, central air conditioning, plumbing and fixtures as listed in this offer to lease are in good working order at the commencement of the lease term.

The Tenant agrees to pay all utility charges for: Hydro (if applicable), Cable Television (if applicable), Telephone (if applicable), and Internet Access/Service (if applicable).

The Tenant agrees to be responsible for maintaining the appliances in a clean and good state, save and except for: i) normal wear-and-tear, ii) repairs due to mechanical breakdown (under normal use), and iii) capital cost replacement in the event that said appliances are beyond repair or parts become obsolete or unavailable. The Tenant further agrees to be responsible for the full cost of repair or replacement in the event of damage or mechanical breakdown caused by the Tenant's improper use or abuse of said appliances.

The Tenant is responsible for all "minor" maintenance, not exceeding Seventy Five Dollars (\$75.00) per each incident, except normal wear and tear, but not limited to changing faucets washers, filters, light bulbs, etc.

The Tenant agrees to pay a refundable deposit of \$150 for each and every set of keys and transmitter. The deposit will be returned to the tenant when the keys and transmitters are being returned to the Landlord upon completion or termination of lease.

The Tenant agrees to provide credit information and references to the Landlord and consents to provide a credit check.

The Offer is conditional upon the Landlord receiving a satisfactory credit approval of the Tenant within three banking days after the acceptance of this Offer; failing with this Offer will result in the Offer becoming null and void and the deposit money shall be returned to the Tenant in full without interest or deduction. Should the notice not be issued by the Landlord, during the conditional period in writing to the contrary, this condition shall be deemed to have been satisfied and no further notice shall be required for waiver of the same.

Landlord covenants to pay all realty taxes, and local government improvement and monthly condominium maintenance fees for the property.

Tenant acknowledges that the Landlord's fire insurance on the premises provides no coverage on the Tenant's personal property, or liability on behalf of the Tenant. The Tenant agrees to carry sufficient fire, theft and water insurance coverage for his personal contents and liabilities. Tenant further agrees to provide directly to the Landlord, proof of such coverage prior to commencement of lease.

This form must be initialed by all parties to the Agreement to Lease.

**INITIALS OF TENANT(S):**

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**INITIALS OF LANDLORD(S):**

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Tenant agrees not to make any structural and decorating changes to the premises without the express written consent of the Landlord.

Tenant agrees neither to have any business operating from the leased premises, nor to place any illegal substance, toxic or chemical wastes in or on the property.

Tenant if not in default, shall have the option, by written notice, given to the Landlord at least Sixty (60) days prior to the termination of the lease and allow his agents and prospective Tenant or buyers to inspect the property at reasonable times(s), provided that the Tenant and the Landlord have not agreed to renew the said lease within the time frame as set out beforehand.

Landlord and Tenant both acknowledge the Offer can be sent by facsimile and that this offer will form a binding agreement between both parties. Landlord and Tenant also agree that an accepted Agreement to lease shall form a complete Lease and no other Lease will be signed between the parties.

If the Tenant has a pet(s) or decides to have pet(s) in said unit at a later date, Tenant agrees to pay for any damages caused by the pet(s). The Tenant also agrees to professionally clean said unit at the end of the lease.

Both Landlord and Tenant agree that City Accord Realty Inc., Brokerage and City Accord Property Management Inc. is not responsible for arranging or booking elevator reservations, nor are they responsible for assuring that any and all contents will fit into the elevator or doorways/hallways and not responsible for the status of the amenities.

Tenant agrees that only the person(s) listed on the rental application shall in fact use the premises as tenant's principal address.

Tenant agrees to notify Toronto Hydro within Two (2) days of moving in and agrees to provide confirmation to the landlord that Hydro has been switched over to the tenants.

Tenant agrees to provide his own Contents Insurance as well as maintain Public Liability Insurance of not less than One Million Dollars (\$1,000,000.00). The Tenant further agrees to provide the Landlord with evidence that all such policies are in place and in effect upon the receipt of all necessary key(s). The Tenant further acknowledges that the Landlord's building (fire) insurance on the premises provides no coverage on the Tenant's personal property.

Tenant agrees to reimburse the Landlord, in full, for all Bank Charges incurred by him in the event that any of the Tenant's cheques are returned Non-Sufficient Funds (N.S.F.) or that the financial institution, where the Tenant is a client, refuses to honour. The Tenant further agrees to replace N.S.F cheques forthwith, with either a bank draft or certified cheque, plus Thirty Five Dollar (\$35.00) administration fee for each and every N.S.F cheque.

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Tenant agrees that the Landlord reserves the right that the Landlord or his Agent may report any late rental payments, insufficient rental payments or non-sufficient fund (N.S.F) rental payments to any consumer reporting agencies, including Rent Check Credit Bureau, TransUnion Canada and Equifax Canada Inc.

Tenant agrees to abide by all the Condominium Rules and Regulations, By-Laws and Declaration of the Condominium Corporation. The Tenant further agrees to indemnify and save the harmless the Landlord from and damages, costs or legal actions, resulting either directly or indirectly from the actions or negligence of the Tenant and/or his guests by not abiding by the aforementioned condominium Rules & Regulations, By-Laws and Declaration.

Tenant agrees to "Register" with the Condominium's Property Management Office upon acceptance of the Agreement. If the Tenant requires the use of the Moving Elevator, the Tenant shall be responsible for booking the use of the Moving Elevator, as well as any associated refundable deposits and/or costs for damage, and will hold the Landlord harmless for same. The Tenant understands that the Condominium may have restrictions with respect to the times of use and days of use (many condominiums prohibit moves on Sundays and Statutory Holidays.)

Tenant agrees that all deposits paid to the landlord are held in a non-interest bearing account and no such interest will be paid. The Tenant voluntarily agrees to this and agrees to have no claim to any interest from the landlord. Tenant agrees to permit the Landlord /and/or his Agent(s) to enter upon the leased premises at all reasonable hours to carry out repairs or inspect said premises, giving 24 hours notice, as may be required from time-to-time for maintenance purposes, insurance purposes, etc.

Tenant agrees not to sublet or assign the premises during the term of this lease or any renewal or extension thereof, either in whole or in part, without the prior written consent of the Landlord which shall not be unreasonably or arbitrarily withheld.

Tenant agrees to leave the premises in the same condition as received, save and except for normal wear-and-tear, upon vacating. The Tenant further agrees that if in the event the engineered hardwood/laminate floors should be scratched or damaged excessively beyond normal wear and tear, he shall be responsible to have the floors professionally repaired and/or replaced prior to the expiry of the lease term, or any renewal or extension thereof, at his own expense.

Tenant agrees to allow the Builder's/Developer's employees, contractors and sub- contractors to enter the unit at reasonable hours, upon giving reasonable prior notice, for the purpose of rectifying any deficiencies.

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Tenant agrees to deliver, voluntarily, to the Landlord or his Agent, upon receipt of \_\_\_\_ ( ) complete set(s) of all necessary keys ( \_\_\_\_ ( ) unit key(s), \_\_\_\_ ( ) building entry transmitter(s), \_\_\_\_ ( ) common elements key(s), and \_\_\_\_ ( ) mailbox key(s)) and Ten (10) post-dated cheques payable to: CITY ACCORD PROPERTY MANAGEMENT INC, covering the balance of the rental period, for both parties mutual convenience as follows:

- 1) \_\_\_\_\_ = \$ \_\_\_\_\_ ("First Month's Rent Deposit" payable by Certified Cheque/BankDraft)
- 2) \_\_\_\_\_ = \$ \_\_\_\_\_
- 3) \_\_\_\_\_ = \$ \_\_\_\_\_
- 4) \_\_\_\_\_ = \$ \_\_\_\_\_
- 5) \_\_\_\_\_ = \$ \_\_\_\_\_
- 6) \_\_\_\_\_ = \$ \_\_\_\_\_
- 7) \_\_\_\_\_ = \$ \_\_\_\_\_
- 8) \_\_\_\_\_ = \$ \_\_\_\_\_
- 9) \_\_\_\_\_ = \$ \_\_\_\_\_
- 10) \_\_\_\_\_ = \$ \_\_\_\_\_
- 11) \_\_\_\_\_ = \$ \_\_\_\_\_
- 12) \_\_\_\_\_ = \$ \_\_\_\_\_ ("Last Month's Rent Deposit" payable by Certified Cheque/Bank Draft)

Tenant agrees to provide a copy of government issued photo-id

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