





3-1710 Bishop St., Cambridge, Ontario N1T 1J3  
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UTILITIES  
LANDLORD PAYS

## OFFER TO LEASE

The Applicant agrees that upon the signing of the lease by all parties a binding tenancy agreement is created between the Landlord and The Resident. The Rules and Regulations of the lease shall be those set out on the reverse of this application which the Applicant acknowledges he/she has read and understands.

**The lease must be signed by the applicant, guarantor, and any other occupant over the age of 16 prior to the occupation of the apartment.**

The Applicant tenders therewith an deposit of \$\_\_\_\_\_ by cheque  cash (check which)

1. IF this application is not accepted by ALT, the deposit shall be immediately returned to the applicant.
2. This application becomes a Binding Tenancy Agreement upon acceptance by the landlord and the deposit immediately becomes the last months rent deposit and will be retained if the applicant cancels before signing the lease.

The applicant consents to ALT Property Management Ltd. attempting to obtain satisfactory credit information including any reference given by applicant, in order that ALT may approve this application.

**Personal Information:** I, the Applicant, warrant and confirm that the information given herein is true and correct and I understand clearly that it is being used to determine my credit responsibility. ALT Property Management ("ALT") is authorized to obtain, and any source is authorized to disclose, any information ALT may require at any time relative to this application, from each source to which ALT may apply, and each such source is hereby authorized to provide ALT with such information.

I acknowledge that my personal information is collected, used and disclosed for the following purposes: (a) determining my eligibility to occupy a rental property, including the identification of any guarantors; assessing applications and conducting credit checks; (b) administering my relationship with ALT in connection with occupying a rental property; and (c) meeting legal and regulatory requirements. I understand that ALT's collection, use and disclosure of my personal information shall be done in accordance with its privacy policy and applicable law and hereby consent to such collection, use and disclosure. I further acknowledge that I have been provided a copy of ALT's privacy policy and advised to periodically check with ALT to ensure I have a copy of the most up-to-date version of the privacy policy.

I specifically acknowledge that ALT may disclose my personal information, regardless of when or how such information was collected, to its service providers; its agents, contractors, lawyers and external advisors; credit reporting agencies; rating agencies; and any individuals or organizations that (i) I provide as references, (ii) who act on my behalf, or (iii) who have been engaged to provide a rental property or services to me.

## RULES AND REGULATIONS OF THE LEASE

### THE TERM LANDLORD REFERS TO ALL PERSONS IN HIS EMPLOY OR ACTING ON HIS BEHALF

### THE TERM TENANT INCLUDES LESSEE, GUARANTOR, OCCUPANT, AND LEGAL REPRESENTATIVE

1. Nothing in this lease releases the tenant from paying the agreed rent during its term, unless the apartment has been re-rented by either the Landlord or the Tenant. This is subject to the consent of the Landlord and will not be arbitrarily or unreasonably withheld. The Landlord shall only charge the tenant his reasonable expenses in the reletting. Such fee (currently \$50.00) to be paid in advance.
2. Tenant to install suitable curtains on all windows immediately; no flags, foil, etc.
3. Tenant may install own air conditioner, but installation must meet the Landlord's specification; i.e. plexiglass only—no cardboard or wood. The Landlord shall have the right to enter and correct installation at the tenant's expense when necessary, after reasonable notification.
4. PARKING RESTRICTED TO OPERABLE CARS ONLY. OPERABLE MEANS ROADWORTHY, CURRENT PLATES, AND GOOD MECHANICAL AND BODY CONDITION. ALL OTHERS WILL BE REMOVED AT OWNER'S EXPENSE.
5. No storage of recreational vehicles (i.e. snowmobiles, boats, trailers used for any purpose, motor homes or campers) on building lands and premises.
6. The Landlord shall not be liable for any damage to tenant's property at any time in the said premises or building as a result of gas, water, steam, waterworks, rain or snow, which may leak into, issue or flow from any part of the said building of which the premises hereby leased are a part or from the pipes or plumbing works of the same or from any other place or quarter.
7. The tenant covenants and agrees with the Landlord that he will not, without the written consent of the Landlord, erect or cause to be erected on the said building or any part thereof any television or radio antenna, satellite dish or any other device or apparatus whatsoever, and if any device or apparatus is erected without such written consent, to immediately remove same upon request of the Landlord. the tenant further agrees that if any such device is erected on the said building he (whether with or without the consent of the Landlord) will at his own expense repair any damage done to the building or premises by reason of the erection maintenance or removal thereof and will indemnify and save harmless the Landlord, his servants or agents from all liability and for damages to persons or property as a result of erection, maintenance or removal thereof.
8. The tenant covenants and agrees with the Landlord that in case the said leased premises shall be vacated or abandoned the Landlord, in addition to all other rights hereby reserved to him, shall have the right to enter the same either by force or otherwise without being liable for any prosecution therefor, and to re-let the said premises and to receive the rent. Provided that if the rent hereunder is overdue and the premises are vacant, it shall be
9. The tenant shall give the Landlord prompt notice of any accident or other defect in the water pipes, gas pipes or heating apparatus, telephone, electric light or other wires.
10. The tenant shall be liable for all damages caused by them and their guests.
11. If the tenant is obliged to vacate the demised premises on or before a certain date and the Landlord has entered into a lease with a third party to rent the said premises after such date and the Tenant fails to vacate the said premises thereby causing the Landlord to be liable to such third party, they the Tenant shall, in addition to any other liability hereunder indemnify the Landlord for all losses suffered by reason of his failure to vacate.
12. The Tenant shall not allow windows and patio doors to remain open to admit rain/snow. Patio doors must remain closed during freezing weather to ensure that heating pipes do not freeze and burst. Tenants neglecting this rule will be held responsible for any damage.
13. All garbage is to be tightly wrapped in plastic and placed in chute or taken to outside bins.
14. No animals shall be allowed upon or kept in or about the leased premises, unless in accordance with the Residential Tenancies Act and local by-laws.
15. No barbecuing allowed on the balconies.
16. Apartment must be left clean and in good condition at time of vacating.
17. BALCONIES AND PATIOS ARE NOT TO BE USED FOR STORAGE. THE LANDLORD SHALL HAVE THE RIGHT OF ENTRY TO CLEAR BALCONIES, AT THE TENANT'S EXPENSE IF NECESSARY, AFTER REASONABLE NOTICE GIVEN TO THE TENANT.
18. In the event of a breakdown of the electrical or mechanical systems, including appliances, the Landlord will not be liable for damages or personal discomfort, but the Landlord will carry out repairs with reasonable diligence.
19. APPLIANCES – The Tenant shall not install, alter or change any fixture or appliance in the suite without Landlord's consent
20. PRIOR TO POSSESSION OF THE DEMISED PREMISE, THE TENANT SHALL OBTAIN A SATISFACTORY TENANT'S INSURANCE PACKAGE INCLUDING PERSONAL AND PROPERTY LIABILITY. THE LANDLORD IS NOT RESPONSIBLE FOR DAMAGES AS A RESULT OF FIRE, VANDALISM, OR NEGLIGENCE CAUSED BY OTHER TENANTS.
21. The Landlord shall have the right to make such other and further reasonable rules and regulations as in his judgement may from time to time be needful for the safety, care and cleanliness of the premises and for preservation of good order therein and the same shall be kept and observed by the tenants, their families, visitors, guests, clerks, servants and agents.
22. \*The Landlord reserves the right to apply a reasonable monthly charge to residents who install air conditioners, washing machines, clothes driers, or any other unapproved appliance.
23. Overnight parking of commercial vehicles is not permitted.