



REMAI CONSTRUCTION GROUP INC. ("REMAI" OR "LANDLORD")

2402 Millar Avenue, Saskatoon. SK S7K 3V2 • (306) 244-0981

TENANCY AGREEMENT/RENTAL APPLICATION

Property Address _____, Suite # _____ ("Premises")

Tenant Name: _____ Tel. No. _____, Email: _____

Tenant SIN _____ Tenant Date of Birth _____ (dd/mm/yyyy)

Co-Tenant Name: _____ Tel. No. _____, Email: _____

Co-Tenant SIN _____ Co-Tenant Date of Birth _____ (dd/mm/yyyy)

Present Address: _____ Length: _____ Rent: _____

Landlord Name: _____ Phone Number: _____

Next of Kin: _____ Phone Number: _____

Present Employer Name: _____ Address: _____

Position: _____ How Long: _____ Phone No: _____ Income: _____

Co-Tenant Employer: _____ Address: _____

Position: _____ How Long: _____ Phone No.: _____ Income: _____

Reference Name: _____ Phone Number: _____

Reference Name: _____ Phone Number: _____

Monthly Rent \$ _____ Security Deposit \$ _____, payable 1/2 immediately, balance within 2 months

Underground Parking Stall Included # _____ Extra Parking Stall # _____ at monthly rental of \$ _____

Vehicle License No. _____ Additional Vehicle License No. _____

The tenancy for the premises commences on _____, 20____. Landlord will confirm actual commencement date with at least 21 days prior notice. Rent will be pro-rated for occupancy of less than a month.

Please check which applies:

_____ Month-to-Month Tenancy

_____ Fixed-Term Tenancy ending _____, 20____

To terminate a month-to-month tenancy, written notice must be delivered by the Tenant to the Landlord on or before the last day of the month to be effective at noon on the last day of the following month. A fixed-term tenancy terminates on the day specified in this Agreement unless extended by both the Tenant and the Landlord.

Payment may be made by post-dated cheque or pre-authorized debit. A void cheque or a completed pre-authorized debit form will be required to set up pre-authorized debit.

THE LANDLORD agrees that Remai Construction Group Inc. shall be its agent for purposes of doing all acts and executing all documents. Notices required to be given to the Landlord shall be sufficient if delivered to the Landlord, at the designated office of the Landlord. Any notices required to be given to the Tenant shall be sufficient if addressed to the Tenant and delivered to the premises leased to the Tenant.

AND THE TENANT DOES HEREBY COVENANT AND AGREE AS FOLLOWS:

1. The Landlord shall not be liable for failure to deliver possession of the premises at the time stipulated as the date of commencement of tenancy. Such failure shall not excuse the Tenant's obligation hereunder, except in the event of delay, the rent stipulated to be paid shall be abated for the period from the date of commencement specified in this Lease to the day possession is tendered to the Tenant.
2. We jointly and severally promise to pay rent in **advance on or before the first day of each month** to the designated office of Remai Construction Group Inc.
3. To pay all electricity, telephone, internet and cable invoices pertaining to the premises, as they become due during the term of the Lease. Heat and water costs are paid by the Landlord.
4. To be responsible for all visitors and guests at all times they are on or in the property.
5. Not to allow children to play in hallways or common areas.
6. Not to cause or allow to be caused a disturbance to other tenants at any time.
7. To notify the Building Manager of any guests that will be staying in the unit longer than seventy-two (72) hours.
8. Not to transfer or assign or sublet the whole or any part of the said premises, without Landlord's consent.
9. Not to cause the rate of insurance on the said property to be increased.
10. To arrange for daily inspection of the premises when accommodation is unattended for more than forty-eight (48) hours.
11. To give the Landlord prompt notice of any defects, or breakage in structure, equipment or fixtures of the said premises.
12. Not to make any alterations, additions, or re-decorating, including wallpaper, without written consent of Landlord.
13. Not to place anything in windows, window ledges or balcony rails of said premises that could cause personal injury or damage to the building.
14. To pay costs incurred for unplugging toilets, sinks and drains.
15. Not to move any furniture or material into or out of the said premises without first notifying the Building Manager. The moving thereof shall be under direction and control of the Building Staff.
16. Not to keep any pets of any description in the said premises.
17. All personal property placed in the leased premises or in any other portion of the said building or any place surrounding same, shall be at the risk of the tenant or parties owning same. The Landlord shall in no event be liable for loss, destruction, theft of/or damage to such property.
18. Where a storage room for convenience of tenants is provided, tenants may, at their own risk, use for purposes of storage reasonable space therein. Employees of the Landlord are prohibited from storing, moving or handling tenant articles in the storage room, and if any such employee does, at the request of the Tenant, he or she becomes the agent of the Tenant and not of the Landlord.
19. The Landlord shall not be liable or responsible for any loss, injury, or damage from any cause to the Tenant, any member of the Tenant's family, any guest or invitee of the Tenant or to any other person or to any property at any time within the said leased premises or any other portion of the building or grounds adjacent.
20. Not to install, permit or allow anyone to install special light fixtures, air conditioning, appliances, ventilation fans or any electrical or mechanical equipment in or upon the said premises.
21. Not to install, permit or allow anyone to install a television antenna and/or satellite dish on the roof, in windows, or upon the exterior of the said premises.
22. Water beds and aquariums are not allowed unless full insurance coverage is provided and proof of same is supplied to the Landlord.
23. Suites to be occupied only by tenant named on rental application.
24. **Tenants must have their own insurance policies. Remai Construction Group Inc. accepts no liability for personal belongings. Proof of insurance is required prior to occupancy of the premises.**
25. Hang pictures on wall with proper nail hangers; stick-on tapes are not allowed.
26. Not to use their assigned parking stall for any purpose other than that of parking operative and licensed vehicles.
27. The tenant is responsible for calling the police if there is an unauthorized vehicle parked in their stall.
28. The Tenant will maintain the yard and grounds surrounding the demised premises in satisfactory condition. Hallways, entryway, meeting room and fitness centre are to be left clean and orderly after each use.
29. If the Tenant decides not to occupy the premises and has not given notice of cancellation of this Agreement to the Landlord within twenty-four (24) hours after executing this Agreement, then the security deposit is forfeited to the Landlord.
30. No alcoholic beverages will be allowed in common areas.
31. To pay the following amounts which will be charged:
 - I) \$40.00 for cheques returned to Remai Construction Group Inc. or its agent for any reason.
 - II) \$25.00 for unlocking apartment doors before 11:00 p.m. and \$50.00 for unlocking apartment doors between 11:00 p.m. and 8:00 a.m. in the event of lost or misplaced keys.
 - III) \$3.00 for each key, including mailbox keys, which are not returned at the end of the tenancy and \$100.00 when locks require changing as a result of keys not returned.
 - IV) \$15.00 to replace lost or unreturned entry door fob and \$40.00 for lost or unreturned garage door opener.
34. I/We hereby acknowledge and agree voluntarily that our rent is due **on the first day of the month**. Should our rent be late, I/We agree to pay a late payment fee of \$100.00.
35. I/We have received a copy of the application, lease and Standard Conditions.
36. Not to smoke within the common areas (hallways, stairwells, interior and exterior entrances, fitness centre, meeting room).
37. Not to use any part of the common areas and/or building grounds (unless specifically designated as a storage area by the Landlord for my/our use) to store/hold personal belongings.
38. Move out shall be completed by 12:00 noon on the last day of the month.
39. Not to change the locks without the written permission of the Landlord and the landlord shall arrange the work and I/We will pay the above charges.
40. Only natural gas barbecues are allowed if a natural gas fitting is supplied on the deck or balcony.
41. In the event of an emergency outside normal weekday working hours, the Tenant should contact Alan Russell at 306-221-2164.

SHOULD the Tenant, a registered occupant or a guest violate or fail to abide by the Conditions of Occupancy, the Standard Conditions and/or the rules and regulations posted on or about the building:

- i) I agree to pay for any and all cleaning, repair and/or service costs immediately after services have been performed where damage and/or uncleanliness (scratches, burns, chips, stains, tears, smoke, etc.) to the furnishings, building and/or grounds, is as a result of carelessness, neglect or malicious act, and,
- ii) I agree that the Landlord shall be entitled to pursue possession of the premises in accordance with the Act and this Lease.

IT IS AGREED this Lease is not in effect unless it has been approved and executed by the Landlord or his agent, Remai Construction Group Inc.

I agree that the Landlord reserves the right to refuse this tenancy without providing a reason or explanation.

The Tenant has viewed the premises and by execution of this Lease, accepts the condition of same except the following:

IT IS FURTHER UNDERSTOOD AND AGREED that the Landlord or agent shall be under no liability to the Tenant due to any discontinuance of heat, hot water, or for the discontinuance of any other service caused by accidents or by rain, snow, or steam that may leak into or flow from any part of the said premises through any defects in the roof, plumbing or any other source.

THIS LEASE, when executed, contains the entire agreement between the parties hereto and neither party shall be bound by any oral statements or representations by way of inducement or otherwise not herein contained.

The tenancy created by this agreement is governed by the Residential Tenancies Act of the province where the premises are located and if there is any conflict between this agreement and the Act; the Act prevails.

The statements of fact made in the application for this leased accommodation are true. By signing below we acknowledge receipt of a copy of this lease and the application.

Dated at this ____ day of _____, 20 ____

(Witness)

(Tenant)

REMAI CONSTRUCTION GROUP INC.

(Agent for the Landlord)