## Agreement to Lease Residential

This	Agreement to Lease dated this			day of		20				
TENANT (Lessee), (Full legal names of all Tenants)										
LAI	NDLORD (Lessor),			(Full legal name of Landlord)						
The	Tenant hereby offers to lease from	the Landlord t	he premises as des	scribed herein on the terms and subject to the co	onditions as set o	ut in this Agreement.				
1.	. <b>PREMISES:</b> Having inspected the premises and provided the present tenant vacates, I/we, the Tenant hereby offer to lease, premises known as:									
2.	TERM OF LEASE: The lease shall	l be for a term	of	commencing						
3.	<b>RENT:</b> The Tenant will pay to the s	said Landlord	month during the said term of the lease the sum	of						
	payable in advance on the first day of each and every month during the currency of the said term. First and last months' rent to be paid in advance upon completion or date of occupancy, whichever comes first.									
4.	DEPOSIT AND PREPAID RENT	: The Tenant o	lelivers	(Herewith/Upon acceptance/as otherwise describe	ed in this Agreement					
	in the amount of									
Canadian Dollars (CDN\$) as a deposit to be held in trust as security for the faithful performance by the Tovenants and conditions of the Agreement and to be applied by the Landlord against the										
	For the purposes of this Agreement, "Upon Acceptance" shall mean that the Tenant is required to deliver the deposit to the Deposit Holder within hours of the acceptance of this Agreement. The parties to this Agreement hereby acknowledge that, unless otherwise provided for in this Agreement Deposit Holder shall place the deposit in trust in the Deposit Holder's non-interest bearing Real Estate Trust Account and no interest shall be earned, received or paid on the deposit.									
<ol> <li>USE: The Tenant and Landlord agree that unless otherwise agreed to herein, only the Tenant named above and any person named in a Rental Application completed prior to this Agreement will occupy the premises.</li> </ol>										
	Premises to be used only for:									
6.	6. SERVICES AND COSTS: The cost of the following services applicable to the premises shall be paid as follows: LANDLORD TENANT									
	Gas			Cable TV						
	Oil			Condominium/Cooperative fees						
	Electricity			Other:						
	Hot water heater rental			Other:						
	Water and Sewerage Charges			Other:						
	-	_								
	The Landlord will pay the propert to cover the excess of the Separat the current year, and to be paya shall become due and be payable	y taxes, but if te School Tax ble in equal r e on demand	the Tenant is assest over the Public Scl nonthly installments on the Tenant.	ised as a Separate School Supporter, Tenant wi nool Tax, if any, for a full calendar year, said so in addition to the above mentioned rental, pr	ll pay to the Land um to be estimate ovided however	dlord a sum sufficient ed on the tax rate for that the full amount				

**INITIALS OF TENANT(S):** 

**INITIALS OF LANDLORD(S):** 

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9. SCHEDULES: The schedules attached hereto shall farm an integral part of this Agreement to Lease and consist of: Schedule(s)	/.	PARKING:
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day of		
day of	9.	SCHEDULES: The schedules attached hereto shall form an integral part of this Agreement to Lease and consist of: Schedule(s)
day of		
day of		
day of	10.	IRREVOCABILITY: This offer shall be irrevocable byuntil
NOTICES: Landlord hereby appoints the Listing Brokerage as Agent for the purpose of giving and receiving notices pursuant to this agreement. Only if the Co-operating Brokerage represents the interests of the Tenant in this transaction, the Tenant hereby appoints the Co-operating Brokerage as Agent for the purpose of giving and receiving notices pursuant to this Agreement. Any notice relating hereto or provided for herein shall be in writing. This offer, any counter offer, notice of acceptance thereof, or any notice shall be deemed given and received, when hand delivered to the address for service provided in the Acknowledgement below, or where a facsimile number is provided herein, when transmitted electronically to that facsimile number.  FAX No		
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<ol> <li>12. EXECUTION OF LEASE: Lease shall be drawn by the Landlord on the Landlord's standard form of lease, and shall include the provisions as contained herein and in any attached schedule, and shall be executed by both parties before possession of the premises is given.</li> <li>13. ACCESS: The Landlord shall have the right, at reasonable times to enter and show the demised premises to prospective tenants, purchasers or others. The Landlord or anyone on the Landlord's behalf shall also have the right, at reasonable times, to enter and inspect the demised premises.</li> <li>14. USE AND DISTRIBUTION OF PERSONAL INFORMATION: The Tenant consents to the collection, use and disclosure of the Tenant's personal information by the Landlord and/or agent of the Landlord, from time to time, for the purpose of determining the creditworthiness of the Tenant for the leasing, selling or financing of the premises or the real property, or making such other use of the personal information as the Landlord and/or agent of the Landlord deems appropriate.</li> <li>15. CONFLICT OR DISCREPANCY: If there is any conflict or discrepancy between any provision added to this Agreement (including any Schedule attached hereto) and any provision in the standard pre-set portion hereof, the added provision shall supersede the standard pre-set provision to the extent of such conflict or discrepancy. This Agreement, including any Schedule attached hereto, shall constitute the entire Agreement between Landlord and Tenant. There is no representation, warranty, collateral agreement or condition, which affects this Agreement other than as expressed herein. This Agreement shall be read with all changes of gender or number required by the context.</li> <li>16. CONSUMER REPORTS: The Tenant is hereby notified that a consumer report containing credit and/or personal information may be referred to in connection with this transaction.</li> </ol>		
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		INITIALS OF TENANT(S): INITIALS OF LANDLORD(S):

Premises and to abide by the terms and conditions	herein contained.	0 0	, ,			
SIGNED, SEALED AND DELIVERED in the presence of:	IN WITNESS whereof I have hereunto set my hand and seal:					
(Witness)	Tenant or Authorize	d Representative)	DATE			
[Witness]	(Tenant or Authorized Representative)		DATE			
(Witness)	(Guarantor)		(Seal) DATE			
We/I the Landlord hereby accept the above Offer, and c may hereafter be applicable) may be deducted from the	igree that the comm deposit and further	nission together with applicable agree to pay any remaining bo	Goods and Services Tax (and any ot alance of commission forthwith.	her tax as		
SIGNED, SEALED AND DELIVERED in the presence of:	IN WITNESS whereof I have hereunto set my hand and seal:					
[Witness]		zed Representative)				
(Witness)	(Landlord or Authori	zed Representative)	(Seal)			
CONFIRMATION OF ACCEPTANCE: Notwithstanding	anything contained	herein to the contrary, I confirm	this Agreement with all changes both	typed and		
written was finally acceptance by all parties at	this	day of,	20(Signature of Landlord or Tenant)			
		ON BROKERAGE(S)				
Listing Brokerage			Tel.No			
Co-op/Buyer Brokerage			Tel.No			
	ACKNOW	LEDGEMENT		<u></u>		
I acknowledge receipt of my signed copy of this accepted and I authorize the Agent to forward a copy to my lawyer.	Agreement to Lease	I acknowledge receipt of my sand I authorize the Agent to f	igned copy of this accepted Agreemer orward a copy to my lawyer.	nt to Lease		
[Landlord] DA	ATE	(Tenant)	DATE			
(Landlord) DA	ATE	(Tenant)	DATE			
Address for Service			Tel No.			
Landlord's Lawyer.			lei.ino			
Address.		/				
Tel.No. FAX		Tel.No.	FAX No.			
FOR OFFICE USE ONLY	COMMISSIO	ON TRUST AGREEMENT				
To: Co-operating Brokerage shown on the foregoing Agreement to La In consideration for the Co-operating Brokerage procuring the foregoing as contemplated in the MLS Rules and Regulations of my Real Estate in the MLS Rules and shall be subject to and governed by the MLS I	ease: ing Agreement to Lease, Board shall be receiva Rules pertaining to Com	I hereby declare that all moneys receiv ble and held in trust. This agreement s mission Trust.	ed or receivable by me in connection with the hall constitute a Commission Trust Agreement	Transaction as defined		
DATED as of the date and time of the acceptance of the foregoing A		Acknowledged by				
(Authorized to bind the Listing Brokerage)			I the Co-operatina Brokeraae)			

17. BINDING AGREEMENT: This Agreement and acceptance thereof shall constitute a binding agreement by the parties to enter into the Lease of the

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