



Between Tenant (use full, correct legal names):

FIRST NAME

LAST & MIDDLE NAMES

and Landlord:

9325166 Canada, Inc
Doing Business As
Asheya Accommodations

Rental Unit Address:

ROOM #

UNIT

ADDRESS

CITY

PROVINCE

POSTAL CODE

Tenant Information:

PHONE NUMBER

EMAIL ADDRESS

Tenant Emergency Contact:

NAME

PHONE NUMBER

Address for Service of the Landlord:

P.O. Box 72001
Sasamat RPO
Vancouver , BC
V6R 4P2

t: 778.383.9778 e: rooms@asheya.com

LANDLORD INITIAL

TENANT INITIAL

1 . Length Of Tenancy:

THE TENANCY STARTS ON:
DAY MONTH YEAR

This tenancy is for a fixed length of time: 2 Months ending on
DAY MONTH YEAR

This initial fixed term is a probationary period of 2 months. If the tenant has not caused any damage to the house or furnishings and if there have been no complaints about the tenant by the end of the probationary period, this lease term will be automatically extended for a fixed length of:

MONTHS, TO:
DAY MONTH YEAR

At the end of either the initial probationary period if there has been damage or complaints, or the end of the automatically extended fixed length of time, the agreement ends and the tenant is responsible to complete cleaning and vacate the premises by 1 pm on the day specified.

2. Rent: **Note: Rent will be discounted \$50.00/month for Jan-April 2018 for a rent price of \$775/month. Returns to \$825/month for May-Dec 2018.**

a. Payment of Rent: The tenant will pay a rent of \$ each month to the landlord on the first day of the rental period which falls on the 1st day of each month subject to rent increases given in accordance with the Residential Tenancy Act. The tenant must pay the rent on time. If the rent is late, the landlord may issue a Notice to End a Tenancy to the tenant, which may take effect not earlier than 10 days after the date the notice is given.

b. Included in the rent is:

<input type="checkbox"/> Hydro	<input type="checkbox"/> Sewer	<input type="checkbox"/> Furniture
<input type="checkbox"/> Gas	<input type="checkbox"/> Stove and Oven	<input type="checkbox"/> Laundry (free)
<input type="checkbox"/> Internet	<input type="checkbox"/> Refrigerator	<input type="checkbox"/> Storage
<input type="checkbox"/> Water	<input type="checkbox"/> Hot Plate	<input type="checkbox"/> Parking for <input type="text"/> cars
<input type="checkbox"/> Garbage Collection	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Other
<input type="checkbox"/> Carpets	<input type="checkbox"/> Window Coverings	

3. Security Deposit and Pet Damage Deposit:

a. Security Deposit
The tenant is required to pay a security deposit of \$ by:
DAY MONTH YEAR

b. Pet Damage Deposit
 not applicable
The tenant is required to pay a security deposit of \$ by:
DAY MONTH YEAR

The deposit will be refunded at the end of the tenancy if there is no damage to the room, bathroom, furniture, or common areas, all rent is paid, and any keys given are returned. The landlord has 15 days after move out to claim damages/expenses or to return the deposits.

LANDLORD INITIAL TENANT INITIAL

4. Pets:

NOT ALLOWED. The Tenant agrees not to have any pets on the property.

ALLOWED. Only the pet described here is allowed.

<input type="text"/>					
SPECIES	BREED	COLOUR	WEIGHT	AGE	NAME OF PET

5. Condition Inspections:

Landlord and Tenant will complete a condition inspection report on move in and on move out. If the landlord and tenant cannot find a time to perform a condition inspection report together, the tenant and/or the landlord may send photos of the room and a written condition inspection report that they agree on, sign, and email to one another as a mutually agreed on report of the condition of the premises conducted separately.

6. Assign or Sublet:

The tenant named in this agreement is responsible for all rent and utilities owing during this fixed term tenancy. The tenant is allowed to sublet or assign the lease on their room with approval from the landlord. The tenant must provide the landlord with one month's notice of subletting or assigning and the name, contact information, and two professional references (employer or previous landlord) of the prospective subletter. At the end of the fixed term the tenant or the subletter/assignee is responsible to complete cleaning and vacate the premises by 1 pm on the day specified.

7. Repairs and Maintenance:

- a. Landlord's Obligations: the landlord is responsible for maintaining the building to a livable standard and performing repairs not caused by tenants or tenant's guests. The landlord will perform repairs within a reasonable time period (which may or may not be immediately depending on the repair required).
- b. Tenant's Obligations:
 - i. The tenant is responsible for repairing any damage to the property and furnishings caused by the tenant or their guests, and must notify the landlord in writing of the damage and the steps taken to repair it.
 - ii. The tenant should contact the landlord within 24 hours if a repair is needed that the tenant is not responsible for.
 - iii. Tenant must maintain reasonable health, cleanliness, and sanitary standards throughout the residential property. The tenant is responsible to keep their bedroom and common areas clean and tidy and to clean up after themselves. The landlord and tenant agree that this is a material term and if a tenant breaches this term the tenancy will be terminated.
 - a. The tenant's bedroom will be inspected monthly, with a minimum of 24 hours written notice by email from the landlord. To pass the bedroom inspection the tenant must have: bedroom tidy with a clean floor and clean surfaces; bed neatly made with mattress pad and sheet at minimum; no bottles, cans, dishes or other food receptacles and no food in their room. If a private bathroom is included in the tenancy, then the tenant must also have their bathroom tidy with fixtures, surfaces, and floor clean. If the tenant does not pass one bedroom inspection then \$100 will be added to the tenant's next rent payment and the tenant will receive a warning to correct the breach within 24 hours. If a tenant does not correct the breach within 24 hours, pay the \$100 when the next rent is due, or does not pass a second separate bedroom inspection the tenancy will be terminated.
 - b. The common areas will be inspected up to every two weeks, with or without notice from the landlord. To pass the common area inspection the tenants must have: shared bathroom tidy with fixtures, surfaces, and floor cleaned; shared kitchen/dining area tidy with appliances, interior of fridge, surfaces,

LANDLORD INITIAL

TENANT INITIAL

and floors clean; and shared common areas tidy with furniture, surfaces, and floors clean. If any of the common areas do not pass one inspection, then either: 1) each tenant in the house will have \$100 added to their next rent payment and will receive a warning to correct the breach within 24 hours or 2) tenants who have not been performing their assigned chores, as reported by two or more other tenants, will each have \$100 added to their next rent payment and will receive a warning to correct the breach within 24 hours. If the tenants do not correct the breach within 24 hours, pay the \$100 when the next rent is due, or if any of the common areas do not pass a second separate inspection then either 1) all the tenants will have their tenancy terminated or 2) the tenants who breached the agreement will have their tenancy terminated.

- iv. Tenant agrees to be part of a common area chore rotation. The landlord will provide a chore schedule. The tenants may collectively decide on a new chore schedule and provide this schedule in writing to the landlord, but if there is disagreement among tenants about adopting a new chore schedule then the chore schedule as set out by the landlord is the default and all tenants must abide by it. The tenant may perform the chores themselves or hire someone to do them. The landlord and tenant agree that this is a material term and if a tenant breaches this term the tenancy will be terminated. The landlord may hire a cleaner to periodically perform deep cleans and inspections of the house, and this does not replace the tenant's responsibility for their assigned chores.
- v. Tenant agrees to be conscious of conserving energy, and turn out lights etc. when leaving the house.
- vi. Tenant is responsible to replace light bulbs in their own room and to share the cost of replacing common area light bulbs with other house members.

8. Occupants and Guests:

- a. The tenant's room will be occupied by one person only, which is the person named as the tenant in this agreement.
- b. Tenant and their guests must respect the property of other occupants of the house and not go into the other house occupants' rooms without invitation. Landlord and Tenant agree this is a material term of this tenancy agreement and a breach of this term will result in the termination of the tenancy.
- c. Tenant is responsible for the behaviour of their guests, including being considerate of the other occupants of the house with noise at night. Quiet hours are 11 pm to 8 am.
- d. Tenant must notify other members of the house by email if they plan to have guests staying overnight at the house. If the tenant wants to have guests sleep at the house more than 5 nights per month they need to send an email to the landlord and all the occupants of the house indicating the other occupants have agreed the tenant may have a guest for more than 5 nights and requesting written permission from the landlord. This is out of consideration for the other tenants in the house, who are sharing common areas with the tenant and their guests.

9. Locks:

- a. The tenant may only change a lock on the house or the door of their room with written permission from the landlord. The tenant will be provided with the house access code. If the tenant locks themselves out this does not qualify as an emergency and the landlord is not required to respond within 24 hours. The landlord will respond to requests within a reasonable time.
- b. The tenant must lock the doors whenever they leave the house and keep their house access code secure.

10. Landlord's Entry in the Residence:

The landlord and the landlord's agents will be at the property from time to time, without notice, to inspect and repair the common areas. The landlord is allowed by BC law to access the tenant's bedroom for inspection or repairs if the tenant is provided with 24 hours written notice via email or other means, or the tenant can choose to allow the landlord access without 24 hours written notice.

11. Smoking:

Smoking is not allowed by anyone of any substance on the property. The landlord and tenant agree that this is a material term and if a tenant or a tenant's guest breaches this term the tenancy will be terminated.

12. Fees:

- a. Late rent is charged a fee of \$10 per day, with a three-day grace period and the fees owing retroactively if rent is not paid in full by the fourth day after rent is due. The landlord may give the tenant notice to end the tenancy anytime after the first of the month if rent is not paid.
- b. A cleaning deposit of \$100 is due with the first month's rent payment. This deposit is fully refundable at the end of the tenancy if the tenant completes cleaning by 1 pm on the specified move out date. Completing cleaning includes: removing all personal items and garbage from their bedroom; cleaning bedroom, bathroom, and all the common areas in the house to the standard described in 7.b.iii as well as any instructions given in the move out email; ensuring the garbage, recycling, and compost are sorted properly. The landlord may retain all or a portion of the cleaning deposit if any areas the tenant was individually or jointly responsible for are not properly cleaned.

By signing this agreement, the Landlord and Tenant are bound by its terms.

Tenant

FULL NAME

SIGNATURE

DAY	MONTH	YEAR

Asheya Accommodations (Landlord)

FULL NAME OF REPRESENTATIVE

SIGNATURE

DAY	MONTH	YEAR

Damage Deposit Amount Received: \$

Received \$1,237.50 CAD for deposit of \$412.50 + \$825.00 for first month rent. With \$50/month discount, cleaning fee owed is only \$50.00 instead of \$100.00. \$48.46 in paypal fees will be deducted from deposit return.

Date:

DAY	MONTH	YEAR

SIGNATURE OF LANDLORD