



Eden Shield Group
edenshieldgroup.com
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ADDITIONAL LEASE TERMS

The Landlord and Tenant both agree to the terms below:

1. Rent is to be paid on the 1st of each month. There will be a fee of \$20 for any bounced Pre-Authorized Debits.
2. The Tenant acknowledges that the leased premises shall be occupied by the tenant for the purpose of residential occupation only. No business other than that requiring a simple home office shall be operated out of the unit. The Tenant shall not use the rental unit for rental such as Airbnb, VRBO or other similar sharing services. If the predominant use by the Tenant is other than as a residential tenancy, then the Residential Tenancies Act does not apply.
3. The Tenant agrees to use the rented premises for no other purpose than as a residential dwelling exclusively for his/her own occupancy. Furthermore, only those named in this tenancy agreement may reside in the rented premises. If the Tenant is to allow any persons residing in the rented premises for more than two days and up to 14 days, written approval must be given from the Landlord.
4. Tenant is responsible for putting out his or her own garbage and recycling. All items must be properly secured in designated bins in a sanitary condition and placed on the curb according to the City Schedule and Municipal By-Law.
5. Tenants must observe strict care not to allow their windows to remain open to admit rain or snow. Tenant shall be held responsible for any damage caused to the property.
6. Tenants must be respectful of other tenant's laundry and are to limit use of the washer and dryer between 0800h and 2200h.
7. No tenant shall do or permit anything to be done in said premises or bring or keep anything therein which will in any way increase the risk of fire in the building, or on property kept therein.
8. All glass, locks and trimming in or upon the doors and windows of the leased premises shall be kept whole; and whenever any parts thereof shall become lost or broken, the same shall be immediately replaced or repaired under the direction and to the satisfaction of the Landlord or his agents; and such replacements and repairs shall be paid for by the tenant of the said premises.



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9. Tenant must be aware on how to operate provided fire extinguishers.
10. The Tenant shall be held responsible for damage to the building caused by the moving of furniture in or out of the said premises.
11. The Landlord shall not be responsible for any loss of property upon the premises.
12. Any damage resulted from misuse or from unusual or unreasonable use by the Tenant or their Guest(s) on the residence or its furnishings shall be borne by the Tenant.
13. The Tenant agrees to operate the heating equipment supplying heat to the premises as to maintain a minimum temperature of ten (10) degrees Celsius, fifty (50) degrees Fahrenheit at all times to ensure the premises shall not be damaged by the cold.
14. The Tenant shall not install or use their own window air-conditioner(s) and other similar devices without first obtaining written consent of the Landlord, and such consent may be unreasonably withheld. The landlord retains the right to inspect and approve all air conditioner installations for safety and to ensure that the installation or use will not cause damage to the windows or surrounding area.
15. The Tenant agrees that no garbage, refuse, sanitary napkins, tampons or disposable diapers are to be flushed down the toilet or allowed to enter the drainage system. If the Tenant encounters a clogged drain and there is evidence of neglect from the Tenant, the Tenant agrees to cover all associated costs.
16. The Tenant Agrees to not make any changes to the premises without written consent from the landlord. This includes but is not limited to paint, wallpaper, mounting large items, installation of satellite dishes electrical fittings, phone lines, locks, air conditioners, nails, hooks or screws. If such consent is granted, it is agreed to be that the tenant will perform such changes at their own expense and repair any damage caused by installation and/or removal to the landlord's satisfaction.
17. No pets are allowed to live on the premise, unless authorized by the Landlord or his agents. Animals visiting the premise are to be constrained at all times. The tenant is responsible for any animals on the premise including cleaning up after them and ensuring there is not excessive noise from them.
18. The Tenant agrees to contact the Landlord immediately if any damage is caused to the premises.
19. The rented premises shall be deemed to have been vacated if inspections reveal the premises to be sufficiently barren of the Tenants furnishings and/or effects.



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20. Mailbox Location and Box Number: Mailbox is attached to house and shared.
21. The Tenant agrees that any move into the premises shall be after 1300h and any move out of the premise shall be before 1200h on the last day of tenancy unless otherwise agreed on in writing by the landlord.
22. The Tenant agrees that the rented premises shall be left fit for immediate occupancy by a new tenant, i.e. clean, undamaged and with all furniture belonging to the Tenant and any refuse removed. Without limiting the generality of the foregoing, the Tenant shall, in particular:
 - a Clean all floors, cupboards, toilets, sinks, tubs and counter tops
 - b Leave the stove, refrigerator and any other appliance in immaculate condition inside and outside, and replace any broken, missing or damaged parts before vacating.
 - c Clean and defrost the refrigerator, but leave it running.
23. Upon vacating the premise, the Tenant agrees to bare all cleaning expenses should the above mentioned not be followed.
24. The Tenant agrees upon termination of this tenancy, to deliver possessions of the Leased Premises to the Landlord or his authorised agent and further surrender all keys, cards, or fobs related to the Leased Premises.
25. The Tenant herein grants permission to the landlord or its Agent(s) to photograph the rental unit upon move in and during periodic inspections, for the purpose of documenting the condition of the rental unit, specifically any damage, or for the purpose of defending or advancing any legal proceedings, after having given the Tenant notice of entry in accordance with the Residential Tenancies Act.
26. The Tenant agrees that the sale of alcohol is strictly forbidden on or within the Premises. Further the sale of tickets for any event to be held at the premises is strictly forbidden where alcohol is available for free distribution to guests.
27. The Landlord is responsible for all lawn maintenance during the summer which includes grass cutting and bush maintenance. The Tenant is responsible for all snow and ice clearing in the winter. The Landlord is not liable for any incidents due to ice and snow.
28. Should the rent be legally increased during the tenancy, the Tenant agrees to deposit an additional amount equivalent to that of the rental increase to the Landlord on or before the date of increase.



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29. The Tenant agrees that if the key(s) provided to them by the Landlord are misplaced, the cost of the replacement shall be the responsibility of the Tenant. If for any reason the Landlord must provide access for the Tenant to the unit, the Tenant may contact the Landlord and the Tenants shall pay a minimum fee of \$25 depending upon availability of the Landlord. If the Landlord is not available, the Tenant shall be required to contact a locksmith and bare all associated costs.

30. The Tenant shall be responsible for obtaining at his/her own expense adequate insurance coverage for the rented premise and personal property.

31. Pursuant to The Residential Tenancy Act of Ontario, the Landlord reserves the right to enter the rented premises.

- a to show the premises to prospective tenants as set out below after notice of termination has been given by either party
- b to show the premises to prospective purchasers as set out below
- c in case of emergency or when the rented premises has been vacated or abandoned
- d at all other times the Landlord will not exercise the right to enter the rented premises unless the Landlord has given notice of time of entry at least twenty-four (24) hours in advance or has secured the Tenants consent.

32. The Landlord shall have the right to such other and add further reasonable rules and regulations as in his judgment 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, and agents.

I acknowledge that I have read and understood the terms written above and will abide by these terms for the duration of the tenancy.

Tenant(s):

 Name Signature Date

 Name Signature Date



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Name

Signature

Date

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