

## Agreement for Subletting

I \_\_\_\_\_ herein called the tenant, hereby jointly and severally rent from \_\_\_\_\_ & \_\_\_\_\_, herein called the Leaseholders, the premises situated at \_\_\_\_\_ Windsor, Ontario, from 12:00pm, 30th day of April, 2008, to 11:59am, 30th day of April 2009 at a monthly rental of \$ \_\_\_\_\_, \_\_\_\_\_ Dollars to become due and payable on the 20<sup>th</sup> day in advance of each and every month during the subletting. An equal percentage of the Union Energy hot water tank rental is included in the monthly rental.

**Conditions**

1. A Non-Refundable deposit of ½ of last months rent \$ \_\_\_\_\_, is required at this time.
2. April 2009's rent, "the last month's rent", must be paid in full by \_\_\_\_\_, 2009 or this Agreement of Tenancy shall be null and void, and the \$ \_\_\_\_\_ deposit shall be forfeited.
3. May rent is payable by April 20<sup>th</sup>, 2007. Failure to meet the conditions of item "3." shall, at the discretion of the leaseholders, terminate this Agreement of Tenancy making this lease null and void, forfeiture of the last month's rent, with the subletting tenant agreeing to pay all cost to re-rent.
4. There will be a \$35.00 charge for cheques not honoured at the bank of the issuer. Interest of 1.5% per month (18% per annum) will be applied to any unpaid rent. INIT. \_\_\_\_\_
5. The tenant is responsible for snow removal, and cleaning access hallways and stairways. (Please note City of Windsor bylaw for sidewalk snow removal) INIT. \_\_\_\_\_
6. The tenant agrees to pay an equal share of the water, gas, and electricity.
7. **NO tenant shall ever disarm a smoke alarm, it is against the law.**

9A) You are responsible for the hook up and reconfiguration of private telephone lines and cable TV.  
 B) The tenant agrees to pay an equal share of the common phone line bill and cable television bill.  
 C) The tenant is responsible for any damage caused by the phone/cable installation personal.  
 COGECO CABLE SOLUTIONS - TEL 972-6666.

10. Blockage of toilets or sewer lines caused by foreign objects (sanitary pads etc.) shall be the responsibility of the tenant.
11. Parking on streets near the University requires a city issued parking permit for a fee. Tenant is responsible to make their own parking arrangements. It is illegal to park in front yards "off driveways." The bylaw fine is severe. INIT. \_\_\_\_\_
12. Viewing hours to the show the home to new perspective tenants commence January 11th, 08. Viewing hours shall be 11:00am – 9:00pm, Monday - Saturday. Locked doors will be opened. The tenant acknowledges this as 48 hour notice of such showings.
13. The Leaseholders and the property owner are not responsible for the tenant's stolen property.
14. Proviso for re-entry by said lessor on non-payment of rent or non-performance of covenants.
15. There is no guarantee the Leaseholder will be willing to extend the lease past April 30, 2009. Tenant I have read and understood this page INIT. \_\_\_\_\_

listed in this Agreement of Subletting must have consent of the Leaseholder and the property owner.

- 16. The right of the tenant to sublet the rented premises is subject to consent of the Leaseholder property owner and such consent shall not be unreasonably withheld.
- 17. Satisfactory identification, such as a coloured photo copy of a driver’s license is required.
- 18. When giving up possession, the self contained unit must be left in a clean undamaged condition before vacating. At the discretion of the landlord a cleaning fee may be charged in January 2008, if deemed necessary to clean the home prior to showing to perspective tenants. Appropriate financial compensation will be accepted in lieu of the tenant making repairs to the home.
- 19. The tenant acknowledges and authorizes the use of pictures of the self contained rental home, which may include the tenant and or the contents or guests and, friends, of the home to appear on the world wide web. The Tenant will indemnify the owner of the property from the inappropriate action of others adversely affecting the unit or its marketability on the world wide web.
- 20. The **“Single Cooperative Household”** at all times will be responsible for acts, omissions, disturbance or damage by any and all people outside or inside the self contained rental unit property, and will indemnify the landlord from all accidents, loss, damage or claims for loss or personal injury to the Tenants or their invitees. The **“Single Cooperative Household”** is encouraged to obtain a Tenants’ insurance policy, containing third party liability protection.
- 21. By signing, the tenant agrees to the above terms and conditions, and acknowledges receipt of a copy of this lease. The tenant warrants that the self contained residential unit shall never be used as a rooming house or lodging home. No occupant will have exclusive privileges or possession of any part of the unit. The As prospective tenant(s) we were given 24 hours to consider the agreement for tenancy before being required to sign it and we hereby waive independent legal advice.
- 22. The within tenancy agreement and its schedules, shall constitute the entire agreement between the parties, prevailing over all communications, representations, undertakings or prior agreements, written or oral, between the parties and their respective representatives. I understand this is not a month to month lease but a prescribed term lease. I was given 24 hours to consider this sublet agreement and agree with the 22 terms and conditions.

Print Name: \_\_\_\_\_  
 Signature: \_\_\_\_\_  
 Email: \_\_\_\_\_  
 Parent’s Address: \_\_\_\_\_  
 Parent’s City & Postal Code: \_\_\_\_\_  
 Parent’s Telephone: \_\_\_\_\_  
 Drivers License: \_\_\_\_\_  
 U of W Phone / Cell: \_\_\_\_\_  
 Date of Birth: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Tenant: \_\_\_\_\_  
 Leaseholders: \_\_\_\_\_

I have read and understood this page INIT. \_\_\_\_\_