

The landlord and tenants hereby agree to below lease conditons:

- 1) The tenants are jointly and severally responsible for the payment of the rent.
- 2) All appliances must be returned to the landlord in clean condition.
- 3) The tenant(s) must keep the temperature of the dwelling at a minimum of 15 degrees Celsius in order to avoid freezing pipes. If found negligent of this condition, they will be held responsible for any resulting damages.
- 4) Any damages caused to the dwelling by the tenant(s) must be paid or repaired by the tenant(s).
- 5) If the washing machine filter becomes clogged due to improper operation of the machine, the tenant will be assessed \$150 for unclogging the filter.
- 6) The tenant(s) is/are responsible for their own keys. The landlord is not obliged to immediately provide a replacement for a lost/forgotten key. The landlord will not be financially responsible for any locksmith called upon to unlock a front door. All keys must be returned to landlord at end of lease subject to \$10 fee for non-returned keys.
- 7) The tenant must pay \$50 (administration fee) for any bounced checks (NSF).
- 8) Any subletting/assignment request must first be approved by the landlord at its sole discretion, who should be given the proper time notice, along with the applications of any possible candidates. There is a \$100 verification fee for any sublet/assignment request. Upon receiving the notice, the landlord retains the right to cancel the lease and to re-let the apartment to another tenant of his choice.
- 9) Any painting done in the dwelling must be authorized and approved by the landlord.
- 10) There are no pets allowed in the apartment.
- 11) There is no smoking allowed in the apartment.
- 12) The rent shall be paid at the apartment on 1st of each month and will be picked up between 5-6PM unless other arrangement is made with Landlord.
- 13) For any problems with the dwelling or repairs, the tenant(s) shall contact Hamid Nobakht at hamid@ascenture.ca or call (514) 603-9538.
- 14) Smoke detector batteries must be maintained by tenants.
- 15) Landlord is not responsible for changing or supplying light bulbs.
- 16) Tenants should obtain a renters insurance policy at their expenses to cover any damages to their personal belongings or against 3rd party liability.
- 17) Number of occupants shall never exceed 2X number of tenants and the noise level from the apartment shall always be within the reasonable range not disturbing neighboring properties. Any damage or 3rd party liability or fines resulting from none adherence of this condition will be the sole responsibility of the tenants including any loss of revenue or other financial damage or legal expenses incurred by the landlord.
- 18) IT IS STRICTLY FORBIDDEN TO SUBLET THE UNIT ON SHORT TERM BASIS IN PART OR WHOLE (ie AIRBNB) OR ANY COMMERCIAL ACTIVITY SUBJECT TO CANCELLATION OF LEASE.
- 19) No Frosh Activities At the Building.(ie line up of people at the door, large gatherings).

Landlord

Tenant(s)

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