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### Inventory

Both the tenant and the landlord should complete this inventory prior to any keys being handed over. Both parties will agree on the condition of any furniture, fixture and fittings in the property at commencement of the tenancy. Where possible, photographic evidence should be attached to the inventory relating to a repair to receive any claim surrounding damage at the end of the tenancy.

Meter Readings

Meter Reading	Start	End
Electricity		

Living Room

Furniture	Number	Condition			Photographic Evidence		
		Good	Fair	Poor	Yes	No	N/A
Telnet							
Armchair							
Coffee Table							
Flooring							
Curtains/blinds							
Wallcovering							
Notes							

## TENANCY AGREEMENT BETWEEN (LANDLORD) AND (TENANT)

The term of this agreement shall commence on: \_\_\_\_\_ (day) of \_\_\_\_\_ (month) \_\_\_\_\_ (year) until \_\_\_\_\_ (day) of \_\_\_\_\_ (month) \_\_\_\_\_ (year). This lease shall automatically self-extend under the same terms and conditions as the initial agreement and shall continue in full force and effect from month - to - month unless and until otherwise terminated.

The parties involved in this agreement involve a company duly incorporated under the laws of Kenya (hereinafter, referred to as the "LANDLORD" expresses his heirs, successor in title and assigns) OF THE FIRST PART]

Company Name: \_\_\_\_\_  
Registration Number: \_\_\_\_\_  
Registered Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Phone No: \_\_\_\_\_

And the "TENANT" (hereinafter, expresses its successor in title heirs, executors, legal personal representatives and assigns) OF THE SECOND PART]

Name: \_\_\_\_\_  
Registered Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Phone No: \_\_\_\_\_

### WHEREAS:

- The Landlord is the owner of the property (property type, property details, such as number of rooms and address) (hereinafter, referred to as "Demised Premises").
- The Landlord has agreed to let all the "Demised Premises" to the Tenant under the following terms and conditions.

### NOW THIS DEED WITNESSETH AS FOLLOWS:

In consideration of the sum of \_\_\_\_\_ (amount) \_\_\_\_\_ (amount in words) paid by the Tenant to the Landlord, the receipt whereof the Landlord hereby acknowledges. The Landlord hereby lets all the Demised Premises UNTO THE Tenant to HOLD same for a \_\_\_\_\_ period, commencing on \_\_\_\_\_ to \_\_\_\_\_ Legal fee would be 5% of the consideration and Agency will be 10% of the consideration.



### Residential Tenancy Agreement (Standard Form of Lease)

**Note**  
This tenancy agreement (or lease) is required for tenancies entered into on April 30, 2018 or later. It does not apply to care homes, sites in mobile home parks and land lease communities, most social housing, certain other special tenancies or co-operative housing (see Part A of General Information).

Residential tenancies in Ontario are governed by the Residential Tenancies Act, 2006. This agreement cannot take away a right or responsibility under the Residential Tenancies Act, 2006.

Under the Ontario Human Rights Code, everyone has the right to equal treatment in housing without discrimination or harassment.

All sections of this agreement are mandatory and cannot be changed.

#### 1. Parties to the Agreement

Residential Tenancy Agreement between:

**Landlord(s)**  
Landlord's Legal Name: \_\_\_\_\_  
Landlord's Legal Name: \_\_\_\_\_

**Note:**  
See Part B in General Information

**and Tenant(s)**  
Last Name: \_\_\_\_\_ First Name: \_\_\_\_\_  
Last Name: \_\_\_\_\_ First Name: \_\_\_\_\_  
Last Name: \_\_\_\_\_ First Name: \_\_\_\_\_  
Last Name: \_\_\_\_\_ First Name: \_\_\_\_\_  
Last Name: \_\_\_\_\_ First Name: \_\_\_\_\_

#### 2. Rental Unit

The landlord will rent to the tenant the rental unit at:  
Unit (e.g., unit 1 or basement unit): \_\_\_\_\_ Street Number: \_\_\_\_\_ Street Name: \_\_\_\_\_  
City/Town: \_\_\_\_\_ Province: \_\_\_\_\_ Postal Code: \_\_\_\_\_  
Number of vehicle parking spaces and description (e.g., indoor/outdoor, location): \_\_\_\_\_

The rental unit is a unit in a condominium.  
 Yes  No  
If yes, the tenant agrees to comply with the condominium declaration, by-laws and rules, as provided by the landlord.

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**GENERAL INFORMATION AND AGREEMENT**  
This tenancy agreement (or lease) is required for tenancies entered into on April 30, 2018 or later. It does not apply to care homes, sites in mobile home parks and land lease communities, most social housing, certain other special tenancies or co-operative housing (see Part A of General Information). Residential tenancies in Ontario are governed by the Residential Tenancies Act, 2006. This agreement cannot take away a right or responsibility under the Residential Tenancies Act, 2006. Under the Ontario Human Rights Code, everyone has the right to equal treatment in housing without discrimination or harassment. All sections of this agreement are mandatory and cannot be changed.

### Buyer Representation Agreement Authority for Purchase or Lease

This document is a contract between the Buyer and the Broker. It is not a contract between the Buyer and the Seller. The Broker is not a party to this agreement. The Broker is not responsible for the accuracy of the information provided in this agreement. The Broker is not responsible for the accuracy of the information provided in this agreement. The Broker is not responsible for the accuracy of the information provided in this agreement.

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regardless of the cause. The Renter provides the Lessor with the information and the information provided to the Renter’s car, and the Renter affix to this vehicle all the information documents provided by the Lessor at any time during the rental. If, as a landlord, you decide to add additional terms, we recommend that you ask your lawyer to review them before signing the contract. It only requires the most basic information from tenants and the majority of the information in the document relates to “tenants’ rights” and how tenants can protect themselves. But the closet is bare when it comes to protecting the owners. This lack of required information makes landlords vulnerable to many problems during and after a rental. So while the Prime Minister says he will reduce disputes between landlords and tenants, he will do the opposite. This happens when people who have good motivations have no experience and do more harm than good! Yes, the Ontario Standard lease is mandatory for landlords. All residential rentals in the private rental market that began on or after April 30, 2018 must have the lease. There are a few places where it is not used, such as: The rental deposit cannot be used as a deposit, but it can be applied to the rent for the last rental period of the rental. Any person named in the first section, that is, all landlords and tenants of the agreement, must sign the document. The tenant agrees to use the rented premises as an apartment building and for no other purpose. The tenant undertakes not to use the rented premises for illegal activities. It’s time to talk about money, and the rental part of the deal shows the total amount tenants will pay. It is important to know that Ontario recently updated its standard lease in December 2020. All agreements signed on or after March 1, 2021 must use this new version. It’s a good idea for your lawyer to approve your additional terms so that you protect yourself and protect yourself and make sure you don’t add anything that isn’t allowed. This section specifies the lease type and start date. The options are temporary, from one month to the next or of another specific type such as daily or weekly. The tenant must, at the sole expense and expense of the tenant, take out and maintain fire and property damage insurance and civil liability insurance for the entire duration of the rental and any subsequent renewal / rental of an amount deemed sufficient by the lessor at his own discretion. The tenant must provide the landlord with proof that such insurance exists and inform the landlord of any change in the status of the insurance. There are two types of terms – temporary and month to month. The difference is that monthly contracts do not have an “end date” set. We strongly encourage you to slow down and take Article 4, the “Lease Term”, seriously. This is the part where the parties agree on the date of move-in and the duration (or duration) of the rental. So, have you wondered what kind of things people have included in their leases or their owners have included in the leases? I don’t want to have shitty rules and stuff, but more positive rules to protect both parties. -Moving policy -Pets -Noise -Smoking -General rules These are the first things in my head on which it might be good to make written agreements. And what kind of formulation is needed? I am not a lawyer, but I realize that words in contracts have very specific meanings. The tenant agrees to use the rented premises as an apartment building and for no other purpose. The Renter agrees not to perform, permit or undergo any actions or activities on or around the leased premises for which consideration would normally be payable, including, but not limited to, activities such as the operation of childcare or childcare services or for the exploitation of other commercial or commercial uses. The tenant undertakes not to carry out, carry out or allow any sale or auction in the rented premises without the written agreement of the lessor. The Tenant agrees that although households are legally permitted to have four cannabis plants for personal use without an additional license, the Tenant acknowledges that the production of such plants is not permitted in the rental rooms. Cannabis use reflects the rules we have established for smoking in rental rooms or in public spaces. However, if cannabis is used for medicinal purposes (and the tenant has the appropriate documentation), other forms of ingestion should be considered when used indoors, for example oils. B, steam, creams. The Renter accepts and acknowledges that the Lessor may, at its sole discretion, provide visitor parking from time to time. The provision or non-provision of visitor or guest parking spaces is not a contractual obligation of the lessor and the provision of any type of visitor or guest parking space is not a condition of the lease. . . .

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