



289 Dufferin Avenue, Lower Level, London, ON N6B 1Z1
Tel: 519 432 4325 Fax: 519 432 8288 info@tapropertymanagement.com

SCHEDULE 'A'

It is understood and agreed by the tenants herein that the only persons who shall be able to reside on the premises on a permanent or semi-permanent basis are those tenants specifically named in the lease herein. In the event there are any additional persons found to be living on the premises on a permanent or semi-permanent basis, then, in that event an additional \$500.00 per each additional person shall be charged per month over and above the total rental amount as set forth herein and all tenants and guarantors shall be jointly and severally liable for any such increased rent as provided herein.

It is understood and agreed that the landlord or his agents shall be allowed access to the premises once per month for the purposes of general maintenance and inspection. The landlord will give the tenants 24 hours notice.

It is understood and agreed that the landlord shall be responsible for the lawn care and landscaping services on the rental premises.

It is understood and agreed that the tenants shall be responsible for any and all snow and ice removal from the premises and the tenants hereby agree to arrange for such snow and ice removal as is reasonably required from time to time in a responsible manner, failing which, the tenants hereby agree that they will be liable to the landlord for any and all damages, obligations or liabilities which the landlord may suffer by virtue of the tenants failure to arrange for proper snow and ice removal from the area outside of the rental premises.

The tenant shall not have the right to assign or sublet any part of the rental premises herein without the consent of the landlord, which said consent shall not be unreasonably withheld. It is understood and agreed that the landlord shall be entitled to charge an administration fee of \$250.00 on account of any assignment or sublet approval, which may be required.

In the event that any cheque given by the tenant to the landlord for payment of the monthly rent should not be honoured by the tenant's financial institution for any reason whatsoever, the tenant agrees to pay the landlord the amount of \$25.00 on each and every occurrence as liquidated damages. The said \$25.00 charge shall apply in the event of any late payment as well.

It is understood and agreed by the tenants, that any notice or notices given by any individual tenant to the landlord, for any reason whatsoever, shall be deemed to be given by all tenants and shall be binding upon all of them. This shall include any notice to vacate at the end of the tenancy agreement or after maturity of this agreement and such notice by any individual tenant shall be deemed to apply to all tenants so that the notice shall apply to them all and they shall all be bound by such notice in the event the tenancy agreement has more than one individual tenant.

It is further understood and agreed by all tenants that any notice or notices given to any individual tenant by the landlord, for any reason whatsoever, shall be deemed to be given to all tenants and shall be binding upon all of them.

The tenants herein acknowledge and agree that upon the termination of this tenancy agreement that the landlord will be renting the premises to other tenants and incurring potential liabilities and obligations to new tenants. The tenants herein acknowledge that the landlord on any maturity or termination date where the tenant is to give up possession of the premises that the landlord may forcibly enter the premises on such date and change the locks in order to regain possession of the premises and the tenant herein waives any legislation on notice required to the contrary.



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It is agreed by the landlord and the tenants that this tenancy agreement shall only be renewed or extended if all existing tenants herein renew and any renewal from or by some of the tenants on the herein lease shall not be valid.

It is understood and agreed that the tenants shall allow the landlord or his agents access to the premises for the purpose of renting the said dwelling for the following year. The tenants acknowledge that viewings start on January 1 for May 1 lease start dates. It is further understood that the existing tenants shall provide to the landlord written notice of their intention to remain in the residence or vacate the residence at the end of their lease by no later than January 15 of the year of their tenancy agreement ending April 30 of said year.

It is understood and agreed in the tenancy agreement that unless there is a designated area for garbage storage the tenants are responsible for the garbage removal and placement at the curb for city pick-up on the dates and times ordered by the city. Under no circumstances should garbage be left unprotected from weather, animals, etc. If garbage from tenants creates a mess, the tenants are solely responsible for the clean up of said mess. If clean up does not occur a fee of \$50.00 per tenant will be charged.

The undersigned agree to conditions set forth in Schedule 'A', and are fully aware that the conditions set forth in this schedule will fully override any contradictory conditions which may appear in the tenancy agreement to be signed for the rental of the unit stated below for the lease period stated below.

In witness whereof the parties hereto have executed these presents, signed sealed and delivered.

Today's Date (dd/mm/yyyy) _____

Unit _____

Tenancy Agreement start date _____

Tenancy Agreement end date _____

Landlord (print) _____

Tenant (print) _____

Tenant (print) _____

Tenant (print) _____

Tenant (print) _____

Tenant (print) _____

Tenant (print) _____