



SAR-GIN DEVELOPMENTS (SAULT) LTD.
RENTAL APPLICATION

Date: _____

Applicant's Name: _____ and _____

Address _____

S.I.N. Number: ____ - ____ - ____ Phone No. _____ (work)

S.I.N. Number: ____ - ____ - ____ Phone No. _____ (home)

E-Mail Address _____

Name of Bank _____ Acct No. _____

Name of Children _____ Age(s): _____

(residing in apt.)

Pets (if any) _____ Name of Pet: _____

Present Landlord's Name _____ Phone _____

Length of Time Living There: _____ Rent: _____

Reason for Leaving: _____

Vehicle Registration:

Make of Car 1 _____ 2 _____

Year & Colour 1 _____ 2 _____

Licence No. 1 _____ 2 _____

Tenant's Place of Employment:

Occupation: _____ How long? _____

Employer: _____ Phone _____

If not applicable state source of income: _____

If the above is less than one year, state name of previous employer, phone number and length of employment time.

Previous Employer: _____

Length of Time: _____ Phone _____

Spouse's Occupation: _____ How long? _____

Spouse's Employer: _____ Phone _____

If the above is less than one year, state name of previous employer, phone number and length of employment time.

Previous Employer: _____

Length of Time: _____ Phone _____

In case of EMERGENCY, contact: (must be local number)

Name _____ Phone _____ Relationship _____

PERSONAL REFERENCES:

1. Name _____ Phone _____ Relationship _____

2. Name _____ Phone _____ Relationship _____

3. Name _____ Phone _____ Relationship _____

PREMISES APPLIED FOR:

Suite No. _____ Type of Suite _____ Building Name: _____

Rental Information: _____ Term to Commence: _____

Rent: Monthly \$ _____

Please note parking rates vary from building to building:

- Parking included yes / no
- Parking indoor \$ _____
- Parking outdoor \$ _____
- Extra parking \$ _____
- Plug-in/Air Conditioner \$ _____
- Received with Application
- for Security Deposit \$ _____

PLEASE READ CAREFULLY BEFORE SIGNING:

RULES & REGULATIONS:

Security deposit: Must be paid when application is approved. Landlord will pay interest at a rate equal to the guideline determined under Section 120, that is in effect at the time payment is made.

1. No interest will be paid on any part of 12 month period. Security Deposit is strictly refundable after returning apartment and mailbox keys, tenant signs outgoing report and leaves the premises.
2. **Condition of the Premises:** The tenant acknowledges that the premises are in clean condition. The tenant hereby agrees, signing the Incoming Report, to maintain the premises clean and in sanitary condition as at time of occupancy or when terminating occupancy. If any damage occurred or apartment is left dirty (fridge, stove, etc.) or something is missing (light bulbs, fixtures, ice tray, broiler pan, etc.) tenant will be charged accordingly. Tenant will receive a copy of the Incoming Report which they have signed.

3. **Alterations:** The tenant shall not alter, paint or install wallpaper on any part of the premises without written permission. No stick-ons are to be used in tubs. Stick-ons, hooks, spikes, screws are not to be put into walls of apartment unit. Tenant must use 1 inch finishing nails **ONLY**.
4. If the building has satellite service, no tenant may install a satellite dish. In buildings which do not have satellite service, **no satellite dish is to be affixed to the building**. It must be installed on a portable tripod to be placed on the balcony or within the boundaries of the cement patio slab. If the tenant disregards these instructions and damages occur, the tenant will be charged for any and all repairs resulting from the installation or attempted installation of a satellite dish.
5. **Pets:** No animals, reptiles, or pets of any kind will be permitted or kept on or about the premises without permission of the Landlord. "Babysitting of pets" is not allowed. Refer to page 7 of this agreement.
6. **Laundry:** The use of washing machines and dryers upon premises shall be subjected to the rules and regulations posted in the laundry room. NO washers or dryers are permitted in units unless written authorization has been given.
7. Tenant will be obligated to provide suitable window draperies and/or curtains in keeping with the general appearance of the building (blankets or sheets are not considered curtains). Mats, shoes or personal belongings are not allowed in hallways, outside the apartment door entrance.
8. It is recommended that appropriate footwear be worn when outside your apartment and/or building (i.e. shoes rather than slippers/barefoot in hallways; boots/enclosed shoes during winter or wet weather rather than sandals or high heels). Please exercise caution when carrying items in or out of the building.
9. Balcony is not a storage area. Nothing should be placed on the balcony. Only one barbeque and lawn chair is permitted. Tenants are not to hang laundry on their balcony. No bird feeders or cages allowed on balcony.
10. All bicycles owned by the tenant or his family shall be kept or stored only in such areas designated by the Landlord and in no circumstances whatsoever will such bicycles be admitted or carried into any other part of the building including the elevators, hallways, entrances and lobbies.
11. **Parking:** Space for one car will be assigned to each apartment. (Please check rates applicable to your building.) Visitors must park in visitors' parking only. Cars improperly parked will be towed at owner's expense. Plug-ins and second car parking is extra where applicable. No boats, campers, school busses, tractors or any commercial motor vehicle having a licensed load capacity in excess of 1,500 pounds are allowed in parking lot(see City Bylaw 13.14 prohibition of commercial vehicles in residential zones). During snow removal, tenants are required to remove their vehicle from the parking lot immediately upon request, should they fail to do so, the vehicle will be towed at the owner's expense.

12. **Rent:** Rent must be paid on the first of the month at Superintendent's apartment. This rule will be strictly adhered to. If rent is paid after the first of the month, you will be charged a late penalty of 2% per month (minimum \$10.00). Post-dated cheques for monthly rent payments are acceptable and preferred.
13. **Cheques:** If monthly rent is paid by cheque and the cheque for whatever reason is not honoured, the tenant must pay the dishonoured cheque immediately by cash or certified cheque and will be charged \$20.00 for each such cheque. In the future, we may request that rent be paid by cash or certified cheque when this occurs.
14. Tenants who wish to leave the premises are required by law (Landlord and Tenant Act, R.S.O. 1980,s 101.) to give 60 days written notice on the day the rent is due, prior to departure. This applies even in cases of death or moves to nursing homes, etc. Anyone who fails to give the appropriate notice will be responsible for the full rent for the 60 days.
15. Provided that upon Notice to Vacate or Notice of Termination, the Superintendent shall have the right, at reasonable times, to enter and show the demised premises to prospective tenants. Except in cases of emergency, the Superintendent shall not exercise the right to enter the rented premises unless he has first given written notice to the tenant at least 24 hours before the time of entering, which shall be specified in the notice.
16. It is understood that only the tenant signing the application form may occupy the rented premises and will not alter the number of parties or sublet the rented premises without written consent of the Landlord.
17. **Noise:** Tenants, their families, guests, visitors shall not make or permit improper noises in the building or do anything that will annoy, disturb or interfere in any way with the reasonable enjoyment of the other tenants living in the building. Exercise equipment that may cause unreasonable noise (i.e. mini trampoline, punching bag, rowing machine etc.) is not permitted unless an exercise room is available in the building and equipment is used and stored only in that area.
18. All garbage is to be in plastic bags and placed in appropriate bins. Please adhere to our recycling program. Ask Super for further details.
19. The tenant is responsible for the repair of damage to the rental unit or residential complex caused by the willful or negligent conduct of the tenant, and/or other occupants of the rental unit or persons, guests or visitors who are permitted in the residential complex by the tenant. (ie. Water left running from taps, toilet being plugged due to foreign objects that have been thrown in, waterbeds that leak, furniture being moved in or about the premises by moving company, etc.)
20. Replacement of all light bulbs in the apartment shall be the tenant's responsibility.
21. Tenants are responsible for the replacement of all lost keys. If a tenant changes his lock or installs a dead bolt, it is his responsibility to ensure the Superintendent receives a key. In an emergency, if the Superintendent is unable to enter the apartment because he does not have a key, all costs to repair the door and/or replace the lock will be forwarded to the tenant.

- 22. To prevent any excess accumulation of moisture in premises, the tenant must use appropriate fans in kitchen (while cooking) and bathroom (while in use) and open windows daily, weather permitting, for a short period of time to help air circulation and avoid mildew. Failing to do so, the tenant is responsible for any damage to the unit caused by this negligence.
- 23. In the event of contagious diseases or insects developing, the tenant agrees to have it/them removed forthwith and to have the suite fumigated or treated immediately in accordance with current by-laws and regulations in force relating to the disease.
- 24. The tenant is advised to have adequate insurance coverage for liability and on his personal contents against risk of fire, theft, and water damage risk. The Landlord is not liable for the loss, damage or theft to any of the tenant's belongings on the premises, in storage provided by the Landlord or to vehicles in parking areas.
- 25. The Landlord shall have the right to make other and 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 the preservation of good order therein, and all regulations shall be observed by the tenants, their families, visitors or guests.
- 26. The applicant understands and agrees to the following:
 - All information given by the applicant may be verified to be true and complete in every respect.
 - The Landlord may contact previous landlords and/or credit references.
 - Only applicants signing the application may occupy the premises.
 - Any false or inaccurate statement in this application will be sufficient cause to reject this application.

The tenant acknowledges that the security deposit is non-refundable. The tenant understands that if he/she refuses to rent said apartment the Superintendent must be contacted no later than 20 days prior to date of occupancy. Failing to do so (within the required time), the tenant will be liable for the following month's rent. The Landlord will either accept or reject this application. If rejected, the Landlord does not need to state reason for doing so.

THIS AGREEMENT made in duplicate this _____ day of _____, 200__.

BETWEEN: SAR-GIN DEVELOPMENTS (SAULT) LTD.,
 a company incorporated under the laws of the Province of Ontario, having its head office located in the City of Sault Ste. Marie,

Hereinafter called "The Landlord"

OF THE FIRST PART

- AND -

 (Tenant's name)

Of the city of Sault Ste. Marie.
 in the District of Algoma,

Province of Ontario.

Hereinafter called "The Tenant(s)"

OF THE SECOND PART

WHEREAS the Landlord is a registered owner of lands and premises which lands and premises are municipally known as

(Building name)

AND WHEREAS the Landlord is desirous of leasing/renting one of the apartment units located in the said lands and premises.

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NOW THEREFORE in consideration of the Landlord renting to the tenant and the tenant paying rent to the Landlord and in consideration of the mutual covenants and agreements herein contained, it is hereby covenanted and agreed by and between the parties hereto as follows:

1. That the within agreement is an agreement in addition to the lease which is to be signed or has been signed as between the same parties herein with respect to the rental of the premises.

2. The tenant covenants and agrees to not acquire, own or keep a pet in the subject rental premises at any time and for any reason whatsoever during the course of the residential tenancy without first obtaining the express written approval of the Landlord or one of its agents or representatives.

3. That the term "pet" includes, but is not limited to, the following animals:

- a) Dogs;
- b) Cats;
- c) Reptiles;
- d) Birds.

4. The tenant covenants and agrees that in the event he or she receives written expressed approval to keep a pet in the rented premises. The landlord will request a written document from a veterinarian that proves the cat or dog has been neutered. It is a proven fact that surgical neutering eliminates any reproductive behavior and reduces urine odour and the desire to spray. The tenant covenants and agrees that at the termination of the tenancy, he or she shall be responsible for any and all costs associated with performing the following tasks to re-rent the premises:

- (a) Re-carpeting of the apartment unit;
- (b) Fumigation and cleaning of the apartment unit;
- (c) Complete re-painting of the apartment unit.

5. The tenant covenants and agrees that only the Landlord shall be able to waive any or all of the above costs.

6. The tenant covenants and agrees that all dogs & cats will be controlled by carrying them or be kept on a leash at all times, outside and when exiting or entering the building.

7. The agreement shall ensure to the benefit of and be binding upon the parties hereto and any and all sub-tenants to the subject lease.

IN WITNESS WHEREOF the party of the first part hereto has affixed its corporate seal under the hand of its office duly authorized in that behalf and the party of the second part hereto has duly executed this agreement in their personal capacity.

SIGNED, SEALED AND DELIVERED

) SAR-GIN DEVELOPMENTS(SAULT)LTD.

) per:

)

) _____

)

) _____

(Tenant's signature)

IN THE PRESENCE OF

)

) _____

(Superintendent)

THE ABOVE AGREEMENT was executed by the LANDLORD on the ___day of _____, 200__.

AND BY THE TENANT on the ___ day of _____, 200__.

THIS AGREEMENT made in duplicate this ___ day of _____, 200__.