



**TENANCY AGREEMENT**

**GUEST INFORMATION**

GUEST NAME: ADDRESS:  
PHONE: EMAIL:  
DRIVER'S LICENCE NUMBER: REFERENCES:  
PROGRAM/EMPLOYER/COURSE REGISTRATION:  
NAMES AND AGES OF PERSONS OCCUPYING SUITE:

**ARRIVAL INFORMATION**

ARRIVAL DATE: DEPARTURE DATE:  
SUITE LEASED: SUITE ADDRESS:

**PAYMENT INFORMATION**

SUITE:  
ADDITIONAL SERVICES:  
PARKING:  
  
TOTAL:

DEPOSIT (REQUIRED UPON SIGNING OF THIS DOCUMENT):

BALANCE (DUE UPON ARRIVAL):



## TERMS AND CONDITIONS

1. The deposit as specified above is due upon signing and required to hold the Suite. Payment for the remainder of the first month, as well as last month's rent where applicable, is due upon arrival. Thereafter each month's rent is due the last day of the preceding month. Credit Card information is held in case of damages to the Suite or Suite contents. Deposit and balance owing may be paid by cash, cheque, e-transfer.

2. All suites are NON SMOKING. \$400 cleaning charge will be applied to credit card per incident if smoking in suite.

3. Rent includes high-speed wireless internet, cable TV, heat, electricity, laundry and water. Please note a phone is NOT provided.

4. Unless otherwise arranged, check-in is between 4:00-6:00 pm and check-out is 11:00 am.

5. Tenants are responsible for the maintenance of the residence. Should there be any operational concerns with facilities within the Suite, it is the Tenant's responsibility to alert the Owner promptly, before departing; otherwise any cost associated to repairs will be assessed to the Tenant.

6. The Tenant will leave the apartment in the condition which it was at the onset of the tenancy. Any action requires to restore it to the original condition will be charged to the credit card provided as site inspection will be done upon departure. Damage or missing items will be replaced or repaired at the discretion of the Owner and to the cost of the Tenant. Please ensure that all garbage is bagged, fridge is emptied out, linens are stripped from the bed and placed in the linen basket and dishes are loaded into the dishwasher upon departure. A flat rate of \$100 for departure clean is charged and is included as part of the total payment indicated in this Tenancy Agreement.

7. The Owner is not responsible for any loss or damage to the Tenant's personal property. Further the Owners will not be liable for any acts or outcomes connected with the use and occupancy of the property by the Tenants, the Occupants or their guests, including but not limited to injuries, damage, losses from fire, theft and criminal activity.

8. Tenants are expected to respect other tenants and neighbours and to comply with local provincial and federal laws: please note that the noise bylaw is in effect both day and evening.

9. Designated off street parking is available for \$100.00 per month or \$35.00 per week and must be prearranged. Parking is paid for at the time of arrival and weekly/monthly thereafter.

10. Pets will be permitted only if prearranged and on a case by case basis. A premium of \$200.00 per month, per pet or \$75.00 per week will apply. Should a pet be discovered to be in the suite unarranged the fee will be doubled. Pets must be crated when left alone in a Suite. Pets are not permitted on the furniture nor may the house linens be used on pets. Costs of repair of damages caused by the pet will be charged to the Tenant.

11. Except for casual guests, persons not listed on the Tenancy Agreement shall not occupy the premises without written consent of the Owner. No one shall occupy the suite that is not in this Tenancy Agreement. Should such a situation occur the Landlord has the right to terminate the lease with written notice.

12. Housecleaning is available weekly for \$30 per hour and may be arranged on arrival.

13. All Suites at 100 and 97 Bagot are equipped Mirage Hardwood Floor cleaner which must be used to clean the Hardwood floors. Swiffer's and other chemical cleaners will not be allowed as they destroy the fragile hardwood in these century buildings.

14. Key replacement fee \$25. Lockout fee \$25-\$50 outside of weekday work hours.

15. The Owners reserve the right of access to carry out urgent work and to show the premises to respective tenants. The Tenants agree allow access to the Owners, Park Place Suites Staff, their trades people and accompanied prospective tenants. Owners agree to give twenty-four hours' notice except in cases of an emergency.

### Cancelation/Refund

In the event that the Tenant cancels or shortens their stay the deposit and/or unused portion of the monies paid and/or owing will be fully refundable less a \$100 administration fee only if the residence can be re-rented for the cancelled dates.

Failure to Show - In the event the Tenant fails to show up without notification, the contract will be considered cancelled, the deposit retained and the suite will be deemed vacant and available for other Tenants.

### Acceptance of above Terms and Conditions

Tenant Signature:

Date:

Owner Signature:

Date:

### Credit Card Info: (To be Provided Upon Arrival)

Credit Card:

Security Code:

Card Number:

Expire Date: