**RENTAL AGREEMENT FORM**

This lease will be entered this 27 day September of, 2019 between Jonathan Ray (hereinafter referred to as Landlord and/or lesser), and Joseph Robert Kelsey (Here in after referred to jointly and severally as Lessee or Lessees). Lesser, in consideration of the rent to be paid, and the covenants and conditions to be performed by the Lessee(s) does hereby lease the following described Premises, a 3 BEDROOM LOCATED AT: 967 Hudson Dr Kingston, ON K7M 5S4 CANADA (Hereinafter referred to as the Premises).

The term of the lease shall be from noon of\_\_\_\_ October 1\_\_, 2019 \_\_\_ to noon of\_\_, October 1\_\_\_\_2020, Lessee agrees to pay as rent for Premises amount of $800 CAD per month plus security deposit of $800.The monthly rent is due in advance on or before the first day of each month during the lease term. The rent includes utilities (Water and sewer including electricity, cable TV) and all amenities inside (Refrigerator, laundry, washer and dryer, ready for internet connection).

SECURITY DEPOSIT: Lessee agrees to deposit with the landlord prior to obtaining possession of the premises a security deposit in the amount of (hundreds of, dollars etc). Lessee agrees that the security deposit is not to be used in lieu of rent at any time during the lessee's tenancy. Lessee agrees to complete and submit to lesser a move-in checklist indicating the condition of the premises as the lessee received it within one week of obtaining possession of the premises. Lessee agrees to complete and submit to lesser a move-out checklist documenting the condition of the premises at move-out within one week of vacating the premises. If necessary, lessee understands that the security deposit will be used for, but not limited to, the following items: damages to the premises beyond normal wear and tear, unpaid utilities, unpaid rent, unpaid fees, re-rental expenses, etc. Lessee understands that his/her liability for such damages is not limited to the amount of the security deposit but that such liability can go beyond the amount of the security deposit. NOTE THAT THE SECURITY DEPOSIT IS REFUNDABLE IN-CASE YOU DON’T LIKE THE HOUSE.

THE LESSOR AND LESSEE(S) ALSO AGREE TO THE FOLLOWING COVENANTS AND CONDITIONS

OCCUPANCY/SUBLETTING/USE: The Premises shall not be used or allowed to be used for any unlawful purpose, or for any purpose reasonably deemed hazardous by lesser because of fire or any other risk or in any other manner which would disturb the peaceful, quiet enjoyment of any other neighbor of the Premises. Lesser reserves the right of eviction for all the illegal manufacture, distribution, or use or other illegal activities in connection with controlled substance(s). A criminal conviction shall not be necessary before lesser can institute an eviction action based thereupon.

PETS: Pets are allowed under this rental agreement. Any damages caused thereby shall be the responsibility of the lessee.

QUIET ENJOYMENT AND RULES: Lessee shall have peaceful and quiet enjoyment of Premises, provided all lease terms, rules and regulations are met. This does not cover disturbances and noise by others which are of a civil or criminal matter, not the responsibility of the lesser.

UTILITIES: Landlord is responsible for the damages of the utilities e.g. Heat, A/C in wall/window, Hydro, cable, Garbage Disposal, Fireplace , Fridge, stove, Dishwasher, Dryer, Breakfast Bar, Dining Table and Sofa Set, Refrigerator, Canopied deck overlooking nature, internet access e.t.c

CONDITION OF PREMISES AND REPAIRS: Within seven (7) days after signing of this lease, Lessee shall note all defects or damages on a move-in inspection form and return it to Lesser for a receipted copy. All glass/screens, doors, locks, mailbox doors, mailbox locks, and their parts, and all window glass and window parts are the responsibility of the Lessee for repair and replacement if damage is caused by Lessee. They are to be repaired by Lessee within three (3) days of any malfunction or breakage. Lesser is to be promptly notified that the damage has occurred and when the repairs are finished so that lesser may inspect and approve the work. All such breakage, repairs, and inspections shall be recorded and kept in the lease file. If not repaired promptly, lesser may make necessary repairs for safety, security and well-being of the Premises and the cost of said repairs, will be billed to Lessee.



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Landlord Signature Tenant Signature