



# KASBASTAYS

## LEASE AGREEMENT FOR Address :

### ENTERED INTO AND BETWEEN:

9353-9252 Quebec inc - Kasbastays

Duly authorized as they so declare (hereinafter called "LESSOR")

AND

Duly authorized as they so declare; (hereinafter called "LESSEE")

1. DESCRIPTION: The LESSOR hereby rents the furnished premises located at:
2. DESTINATION: These premises will be used for residential purposes only ( No sublet authorized )
3. TERM: The term of lease is fixed starting XXXXXXXXXXXXXXXX and ending on XXXXXXXXXXXXXXXX
4. RENEWAL: Option to renew with 60 days written notice
5. RENT: \$ XXXXXXXXX CANADIAN DOLLARS PER MONTH. **First month of rent due at the signature of the lease**
6. SECURITY DEPOSIT of xxxxxxxx is due upon entering the apartment on xxxxxxxxxx The Security deposit shall be reimbursed back to the LESSEE within 10 days after Lease termination date. All damages minus normal wear and tear shall be deducted from the Security Deposit. An entry and exit inspection shall be performed with the owner or his representative. Lessee has consented to remit a security deposit to the Lessor.

#### INCLUSIONS:

- All furniture and accessories as seen in the apartment, no additional furniture can be added. Apartment will be clean prior to entry date.
  - Smart Tv in the living room.
  - Internet
  - Utilities
  - No animals permitted.
  - No Smoking permitted in the Condo or in the common areas.
  - No nails and screws allowed on the walls, brick or Gyprock walls.
  - Unlimited Access to washer machine and dryer
7. INSURANCE: The LESSEE is responsible for obtaining personal civil liability insurance for personal goods and furnishings. The LESSOR's insurance does not cover the personal belongings or liability of the Lessee.



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8. ALTERATIONS, MODIFICATIONS AND REPAIRS: All alterations, modifications and repairs within the Premises during the term of the Lease are prohibited without consent of the LESSOR. At the expiration or other of the Term of this Lease, the LESSEE shall surrender the Premises in its original state in which it was received, except for changes resulting from fair wear & tear. All damages will be charged to the lessee.
9. The LESSOR reserves the right to enter the apartment by written notice 24 hours in advance
10. MAJOR REPAIRS: All major repairs to the rented premises will be at the expense of the LESSOR and the LESSEE will not be entitled to any rent reduction or any compensation. All major repairs will be completed within thirty (7) days or before depending on the type of repair
11. MAINTENANCE OF PREMISES: LESSEE shall maintain the interior of the Premises to be clean, orderly and tidy, ensuring that the premises are free of insects, rodents, vermin, and other pests. The LESSEE shall keep all perishable items properly refrigerated. The LESSEE shall be responsible for any damage resulting from spikes, screws or nails put into the walls, woodwork, ceiling or floor of the Premises by the LESSEE. Following termination of the lease, the Premises will be inspected and any damages assessed. The LESSEE will be advised should any damages be noted.
12. BLOCKED SINKS & TOILETS: LESSEE is responsible for all blocked sinks, tub & toilets caused by LESSEE or his/her guests. These must be unblocked at his/her own expense.
13. NOISE: Excessive noise caused by the LESSEE and/or LESSEE's guests will not be tolerated. The LESSEE shall see to it that the television, radio, stereo or other sound equipment cannot be heard in common areas or in other LESSEE's apartment. This applies at all times of the day. Written notice shall be given after which any fines will be charged back to the LESSEE.
14. This is a fixed term lease.
15. All late payments of rent (more than 3 days) will be subject to a penalty interest charge of 10%
16. FINAL EXIT CLEANING : A additional 95 \$CAD fee is due at the check out of the place. If the cleaning service requires more time than usual, an 30\$/hour rate will be applied.
17. **Both parties have agreed that the Lease shall be drafted in the English language.**

IN WITNESS THEREOF,

**We have signed in the city and district of Montreal, on July 31st 2019**

Per:

**LESSOR** \_\_\_\_\_  
9353-9252 quebec inc

**LESSEE** \_\_\_\_\_



**KASBA STAYS**