

# Roomer/Landlord Agreement

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

BETWEEN

Herein called the "LANDLORD"

AND

Herein called the "ROOMER"

AGREEMENT:

The Landlord agrees to rent to the Roomer and the Roomer agrees to rent from the Landlord accommodations in the premises known municipally as,

\_\_\_\_\_ in the City of \_\_\_\_\_  
\_\_\_\_\_. The part of the premises to be used by Roomer include: \_\_\_\_\_

USE OF ACCOMMODATION:

The Roomer agrees to use the rented accommodation as a residential dwelling exclusively for themselves and for no other purpose, and abide by the covenants, agreement, rules and regulations of this agreement. No other person shall be allowed to use or reside in the rented accommodation without the consent of the landlord.

TERM OF RENTAL: The Roomer will use the rented accommodations for the term beginning the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, and ending on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, subject to the terms of this agreement.

TERMINATION BEFORE EXPIRY OF TERM:

Should the roomer or Landlord wish to terminate this Agreement before expiry of the term indicated above, either may do so upon 60 days written notification. If Landlord lives on premises then only 30 days notice required.

PAYMENT OF RENT:

The Roomer agrees to pay the Landlord on a weekly/monthly basis at the rate of (\$)\_\_\_\_\_ per week/month.

This includes: \_\_\_\_\_

(list applicable services: utilities, telephone, cable etc.) and

excludes: \_\_\_\_\_

(list non-applicable services)

Rent will be due on the \_\_\_\_\_ day of every week/month. The roomer agrees to pay the Landlord a prepaid rent to cover the last rental period.

**CONTENTS OF PREMISES THAT ARE OCCUPIED BY ROOMER:**

The Landlord owns: \_\_\_\_\_

The roomer owns: \_\_\_\_\_

**CONDITION OF PREMISES:**

(1) "A landlord is responsible for providing and maintaining the rented premises in a good state of repair and fit for habitation during the tenancy and for complying with health and safety standards, including any housing standards required by law and notwithstanding that any state of non repair that existed to the knowledge of the tenant before the tenancy agreement was entered into. "

(2) "The tenant is responsible for ordinary cleanliness of the rented premises and for the repair of damage caused by his willful or negligent conduct or that of persons who are permitted on the premises by him."

NOISE: The noise level in the premises must be

reasonably low. PARKING:

Parking will/will not be provided to the Roomer. The appropriate parking area is \_\_\_\_\_

**LIABILITY:**

The Landlor shall no be liable or responsible in any way for any personal injury sustained by the Roomer, or andy other persons that may be upon the rented premises, or for any loss or damage or injury to property belonging to or in the possession of the Roomer or any other persons.

**FURTHER CONDITIONS TO THIS AGREEMENT:**

1. \_\_\_\_\_
2. \_\_\_\_\_
- 3: \_\_\_\_\_

IN WITNESS WHEREOF THE PARTIES HERETO HAVE EXECUTED THESE SERVICES.  
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Landlord

Roomer/Tenant

I HEREBY ACKNOWLEDGE RECEIPT OF A FULLY EXECUTED ORIGINAL COPY OF THIS AGREEMENT

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_

Roomer