



# APPLICATION / LEASE AGREEMENT

202A - 22nd St W, Saskatoon, SK S7M 0R2 — 306-244-7955 — Improperities.ca  
Landlord is a member of SKLA Call 306-653-7149 or email admin@skla.ca for confirmation of membership.

DATE MM/DD/YYYY				APPROVED BY				ENTERED BY				CARETAKER ADVISED				COPY			
PROPERTY FOR LEASE												Saskatoon, Saskatchewan							
APPLICANT NAME								DATE OF BIRTH MM/DD/YYYY				PHONE/CELL							
EMAIL				# OF CHILDREN		AGES		TOTAL OCCUPANTS		# SMOKERS		# PETS		TYPE OF PET					
PRESENT ADDRESS						FROM/TO						LANDLORD							
LANDLORD ADDRESS						LANDLORD PHONE/CELL						LANDLORD EMAIL							
PREVIOUS ADDRESS						FROM/TO						LANDLORD							
LANDLORD ADDRESS						LANDLORD PHONE/CELL						LANDLORD EMAIL							
EMPLOYER				EMPLOYER ADDRESS								PHONE							
POSITION				START DATE MM/DD/YYYY				INCOME				SUPERVISOR							
IF STUDENT, NAME OF SCHOOL						COURSE				PROGRAM YEAR				PROGRAM TOTAL YEARS					
IF APPLICABLE, SOCIAL WORKER						TEMP		PERM		LANDLORD PHONE/CELL				CASE #					
NEXT OF KIN (NOT A FRIEND)						RELATION						PHONE/CELL							
ADDRESS						EMPLOYER													
HAVE YOU EVER BEEN PARTY TO AN EVICTION?		YES	NO	TENANT INSURANCE		YES	NO	POLICY #				INSURANCE BROKER							
HAVE YOU OR YOUR PROPERTY BEEN EXPOSED TO PESTS/OR PEST CONTROL?		YES	NO	IF YES, WHAT KIND?															
CO-APPLICANT NAME								DATE OF BIRTH MM/DD/YYYY				PHONE/CELL							
EMAIL				# OF CHILDREN		AGES		TOTAL OCCUPANTS		# SMOKERS		# PETS		TYPE OF PET					
PRESENT ADDRESS						FROM/TO						LANDLORD							
LANDLORD ADDRESS						LANDLORD PHONE/CELL						LANDLORD EMAIL							
PREVIOUS ADDRESS						FROM/TO						LANDLORD							
LANDLORD ADDRESS						LANDLORD PHONE/CELL						LANDLORD EMAIL							
EMPLOYER				EMPLOYER ADDRESS								PHONE							
POSITION				START DATE MM/DD/YYYY				INCOME				SUPERVISOR							
IF STUDENT, NAME OF SCHOOL						COURSE				PROGRAM YEAR				PROGRAM TOTAL YEARS					
IF APPLICABLE, SOCIAL WORKER						TEMP		PERM		LANDLORD PHONE/CELL				CASE #					
NEXT OF KIN (NOT A FRIEND)						RELATION						PHONE/CELL							
ADDRESS						EMPLOYER													
HAVE YOU EVER BEEN PARTY TO AN EVICTION?		YES	NO	TENANT INSURANCE		YES	NO	POLICY #				INSURANCE BROKER							
HAVE YOU OR YOUR PROPERTY BEEN EXPOSED TO PESTS/OR PEST CONTROL?		YES	NO	IF YES, WHAT KIND?															
OFFICE USE ONLY																			
MONTHLY RENT		SECURITY DEPOSIT		BALANCE OF DEPOSIT, IF APPLICABLE, TO BE PAID ON OR BEFORE MM/DD/YYYY								PARKING \$		STALL #					
APPLIANCES PROVIDED		FRIDGE	STOVE	D/W	A/C	SHARED COIN-OP LAUNDRY				OTHER									
I/We hereby agree to lease the above stated premises for a period of _____month(s) commencing on the _____day of _____20_____ and ending at noon, the last day of _____, 20_____ and continuing thereafter from month to month.																			
I/We understand that we will be issued a two month Notice of Intention prior to this lease ending, if not converting to month to month.																			
I/We understand that a credit check, including employment and banking information, will be obtained and verified.																			
I/We also understand that present and previous landlord references will be obtained and rental history verified.																			
I/We certify that all statements made in this application are true and correct. I/We consent to the use of the above for these purposes.																			
I/We the undersigned applicant(s) do hereby acknowledge we have received a copy of this Lease Agreement and have read, understood and agree to abide by the Covenants outlined on the back of this Lease Agreement. As required by law, attached to this Lease Agreement are the Standard Conditions.																			
DATED AT _____ Saskatchewan, this _____ day of _____ A.D., 20_____																			
SELECT UTILITIES TO BE PAID BY TENANT		ELECTRICITY	GAS	WATER/SEWER	CABLE/INTERNET	APPLICANT SIGNATURE (REQUIRED AT TIME OF APPLICATION)													
SELECT UTILITIES TO BE PAID BY LANDLORD		ELECTRICITY	GAS	WATER/SEWER	CABLE/INTERNET	CO-APPLICANT SIGNATURE (REQUIRED AT TIME OF APPLICATION)													
CARETAKER				CARETAKER PHONE/CELL				AGENT FOR THE LANDLORD											
SECURITY DEPOSIT	PAID BY		TO BE APPLIED AS A DEPOSIT			RECEIPT #		DEPOSIT \$		CASH	DD	MO	CHEQUE # _____						
	PAID BY		TO BE APPLIED AS A DEPOSIT			RECEIPT #		DEPOSIT \$		CASH	DD	MO	CHEQUE # _____						
	PAID BY		TO BE APPLIED AS A DEPOSIT			RECEIPT #		DEPOSIT \$		CASH	DD	MO	CHEQUE # _____						
	SECURITY DEPOSIT CERTIFICATE IN THE AMOUNT OF \$					CASE #		CASH BALANCE DUE		SOCIAL WORKER		PHONE/CELL							

NOTICE: THE LANDLORD agrees that LaROCHE-McDONALD AGENCIES LIMITED shall be its agent for the purposes of doing all acts and executing all documents, and all notices required to be given to the landlord shall be sufficient if delivered to LaROCHE McDONALD AGENCIES LIMTED, 202a 22<sup>nd</sup> STREET WEST, S7M 0R2.

Any notices required to be given to the Tenant shall be sufficient if addressed to the Tenant and delivered to the premises leased, mailed or emailed to the Tenant

**AND THE TENANT DOES HEREBY COVENANT AND AGREE AS FOLLOWS:**

1. The landlord shall not be liable for failure to deliver possession of the leased premises at the time stipulated at the date of commencement of tenancy. Such failure shall not excuse the Tenant’s obligation hereunder, except in the event of delay, the rent stipulated to be paid shall be abated for the period from the date of commencement specified in this Lease to the day possession is tendered to the Tenant.
2. We jointly and severally promise to pay rent in advance on or before the first day of each month to the Office of LaRoche McDonald Agencies Ltd. 202A 22<sup>nd</sup> Street West, Saskatoon, SK, S7M 0R2, without deduction or demand. We further agree to pay the Landlord the following amounts:
  - a) \$35.00 for any cheques returned for any reason by the Financial Institution which the cheques are drawn.
  - b) \$25.00 late payment free, in addition to rent, if the rent is not paid as promised in item #2 (exception only if arrangements for payment otherwise are made “in writing” and approved by the Landlord).
  - c) \$30.00 for unlocking the doors to the said premises between 8:00am and 5:00pm.\$60.00 between the hours of 5:00pm and 8:00am weekdays, weekends and holidays.
  - d) \$25.00 minimum per key replacement if lost during tenancy \$50.00 minimum at end of tenancy.
3. To pay all applicable electrical power, heating and water bills as the become due during the term of the Lease.
4. The Residential Tenancies Act, 2006, as amended including the standard conditions attached hereto as Form B supersede any conflicting clauses in the lease.
5. Not to transfer or assign or sublet the whole or any part of the said premises without written consent of the Landlord.
6. Not to do anything, store or erect on the property, causing the rate of insurance to be increased.
7. Not to create excess humidity in suite. Wet laundry is not to be hung in suite. Washers & dryers are available and should be used.
8. Windows are not to be opened in cold weather below zero degrees Celsius to prevent damage to heating pipes. Not to place tin foil on windows.
9. To arrange for daily inspection of the premises when accommodation is unattended for more than forty-eight (48) hours.
10. To give the Landlord prompt notice of any defects, of breakage in structure, equipment of fixtures of the said premises.
11. Not to make any alterations, additions or re-decorating without written consent of the Landlord.
12. Not to place anything in windows, window ledges or balcony rails of said premises which could cause personal injury.
13. Not to keep any animals of any description in the said premises without written consent of the Landlord.
14. All personal property placed in the leased premises or in any other portion of the said building or any place surrounding same, shall be at the risk of the tenant or parties owning same. The Landlord shall in no event be liable for loss, destruction, theft of/or damage to such property.
15. Where laundry or storage room for convenience of tenants is provided, tenant may, at their own rise, use for purposed of laundry or storage reasonable space therein. Employees of the Landlord are prohibited from storing, moving or handling articles in laundry or storage room, and if any such employee does, at the request of the Tenant, he or she becomes the agent of the Tenant and not of the Landlord.
16. The Landlord shall not be liable or responsible for any loss, injury, or damage from any cause to the Tenant, any member of the Tenant’s family any guest or invitee of the Tenant or to any other person or to any property at any time within the said leased premises or any other portion of the building or grounds adjacent.
17. The Tenant agrees to carry insurance for his own personal property and liability, and will not cause the rate of insurance on the said property to increase.
18. Not to install, permit or allow anyone to install a television antenna and /or satellite dish on the roof, in the windows, or upon the exterior of the said premises without written consent of the Landlord.
19. Not to install, permit or allow anyone to install special light fixtures, air conditioning, appliances (including dishwashers and clothes washers and dryers), ventilating fans or any electrical or mechanical equipment in or upon the said premises without written consent of the Landlord.
20. The statement of fact made in the application for the leased accommodation are true.
21. Waterbeds and aquariums are not allowed unless full insurance coverage is provided and proof of same is supplied to the Landlord.
22. A notice to terminate a monthly tenancy shall be given in writing not later than the last day of any month of the tenancy to be effective on the last day of the immediate following month of the tenancy. Tenancy ends at 12:00 noon. At the end of tenancy, the tenant will have or agrees to have a professional carpet cleaning company clean the carpets in the premises they are vacating.
23. Not to consume or store alcoholic beverages within the common areas of the said building or upon the grounds adjacent to the said building.
24. No smoking of cannabis, cigarettes or vaping is allowed. No intentional burning of any substance within the property including common areas (hallways, stairways, laundry room, interior and exterior entrances) and not within 10 meters of all entrances and exits. No hydroponics allowed in the rental unit for the purpose of growing cannabis.
25. No growing of cannabis in suite at all. Regular house plants are limited to 10 plants per suite.
26. Not to use any part of the common areas and/or building grounds (unless specifically designated as storage area by the Landlord) to store/hold personal belongings.
27. To notify the Building Caretaker and/or Property Manager of any guests that will be staying in the leased premises longer than seventy-two hours.
28. Not to allow person other than those listed herein to occupy the said premises without the prior consent of the Landlord.
29. Not to use the assigned parking stall(s)for any purpose other than that of parking non-commercial licensed, operative vehicles.
30. I agree that the Landlord reserves the right to refuse this application without providing a reason or explanation.
31. **If the tenant cancels the lease prior to move-in, all security deposit monies paid to date will be forfeited.**

IT IS FURTHER UNDERSTOOD AND AGREED that the Landlord or agent shall be under no liability to the Tenant, save and except for the application of the provisions of standard condition 8(1)of Form 3 of the Residential Tenancies Act, 2006, due to any discontinuance of heat, hot water, or for the discontinuance of any other service caused by accidents or by rain, snow or steam that may leak into or flow from any part of the said premises through any defects in the roof, plumbing or any other source.

IT IS AGREED this lease is not in effect unless it has been approved and executed by the Landlord or his agent, LaRoche McDonald Agencies Limited. THIS LEASE, when executed, contains the entire agreement between the parties hereto and neither party shall be bound by any oral statements of representations, by way of inducement or otherwise not herein contained.

IT IS FURTHER AGREED the Tenant will maintain the yard and ground surrounding the demised premises in satisfactory condition, if applicable. SHOULD the Tenant, a registered occupant or a guest violate or fail to abide by the Conditions of Occupancy, the Standard Conditions and/or the rules and regulations posted on or about the building:

- a) I agree to pay for any and all cleaning, repair and/or service cost immediately after services have been performed where damage and/or uncleanliness (scratches, burns, chips, stains, tears, smoke, etc) to the furnishings, building and/or as a result of carelessness, neglect of malicious act, and
- b) I agree that the Landlord shall be entitled to pursue possession of the premises in accordance with the Act and this lease.

X\_\_\_\_\_X\_\_\_\_\_Date:\_\_\_\_\_

Applicant (signature required at time of application)Co-applicant (signature required at time of application)