

**SCHEDULE "B" TO THE AGREEMENT TO LEASE for
268 Jane St, #203**

This Schedule is attached to and forms part of the Agreement to Lease between:

TENANTS, _____

LANDLORD, _____

For the Agreement to Lease of: **268 Jane St, #203, Toronto ON M6S 3Z2**

Dated: _____

The parties to this agreement hereby acknowledge and agree that the deposit holder, Babiak Team Real Estate., shall place the deposit into its non-interest-bearing real estate trust account, and no interest shall be earned, received, or paid on deposit.

Notwithstanding anything in the preceding attached printed form to the contrary, the following terms and conditions shall apply to the Agreement to Lease.

INCLUDED: The LANDLORD agrees that the following appliances will remain on the premises and are included for the use of the Tenant. Said appliances will be in good working order: All electrical light fixtures, fridge, stove, dishwasher, washer/dryer. The LANDLORD agrees to maintain the appliances during the term of the lease in good working order.

EXCLUDED: All window curtain panels.

TENANT'S RESPONSIBILITIES: Hydro, heat, cable, internet, phone, contents insurance.

LANDLORD'S RESPONSIBILITIES: Real estate taxes, water, property insurance, building and exterior maintenance.

The TENANT agrees to either provide an e-transfer on a monthly basis at the monthly rate of \$_____per month.

The LANDLORD agrees to provide the TENANT with two (2) sets of keys upon commencement and 1 mailbox key (if applicable). TENANT agrees to provide a refundable key deposit of **\$50**.

The TENANTS shall be responsible for properly disposing of their garbage and recyclables by placing them in the designated bins and ensuring that the bins are placed at the curb for collection on the scheduled pickup days. The TENANTS shall also return the bins to their designated storage location after collection.

Tenant's' Initials _____

Landlord's Initials _____

The TENANTS are responsible for the insurance of his/her personal contents and to obtain their own TENANT fire insurance package, liability accommodation and belonging insurance coverage. TENANTS agrees to provide a copy of the policy to the landlord within ten (10) days from the commencement of the lease.

The TENANTS agree to the following:

- 1] Keep the premises clean and in good condition, not including normal wear and tear.
- 2] Report any damages to the landlord immediately to assess if repairs or replacements are needed.
- 3] Be responsible for unreported damage beyond normal wear and tear.
- 4] Clean the dryer vent prior to use to prevent dryer failure/fire hazard.
- 5] Maintain appliances in a state of ordinary cleanliness at the TENANT's own cost.
- 6] Not to decorate or make any alterations or additions to the premises without written consent of the landlord.
- 7] Not to carry on any type of business and/or criminal type activity within the premises.
- 8] Not to smoke in or on premises.

The TENANTS agree to return premises in its original state upon expiration of the rental term.

The TENANTS are responsible for professionally cleaning the unit prior to vacancy. The unit will be inspected prior to vacancy, if the unit has not been cleaned, debris and garbage not removed; the TENANTS agree to pay for a cleaning service. Cleaning services must be paid for prior to vacancy. The landlord can help arrange cleaning of the unit prior to the end of the lease if needed.

The TENANTS shall give the landlord prompt written notice via text message or direct phone call of any repair required, and the landlord shall carry out the repairs within a reasonable time. (i.e. any leaks, any running water, etc., should be reported to the landlord immediately).

The TENANTS agree as a condition of the lease not to sublet or take in any border without the written consent of the LANDLORD according to the landlord and tenant Act.

The TENANTS and any guests on the premises agree to be responsible for all damages whatsoever caused by his/her willful or negligent conduct. This includes damage to any items left for the TENANT's use or damages resulting from his/her failure to notify the LANDLORD promptly of any defect or damage within the rental premises requiring repairs.

The TENANTS shall give the landlord prompt notice by writing through email or text of any accident or defect in the water pipes, gas pipes, heating apparatus or electrical system. The TENANTS agree to be responsible for the repair of any damage caused by her or her guests should it occur through their negligence or neglect, regular wear and tear excluded. If at no fault of the TENANTS, the LANDLORD shall be responsible for any costs associated with repairs.

Tenant's' Initials _____

Landlord's Initials _____

60 days prior to the expiry of the lease or once notice of termination has been given by either the TENANTS or the LANDLORD, the LANDLORD or his agent can show the property during all reasonable hours to prospective purchasers or TENANTS, after giving the TENANTS at least twenty four (24) hours written notice by text or email of such showing.

If no notice of termination is given from either LANDLORD or TENANTS, the TENANTS shall have the option, when not in default, to renew this Lease herein created for further term of One (1) year or month to month with the same terms and conditions with any increases to be governed by the Residential Tenancy Act of Ontario. Notice of intent to renew shall be given to the LANDLORD not less than sixty (60) days before the end of the Lease term.

Neither the TENANTS nor the LANDLORD shall add to or change locks on doors giving access to the premises or to any building or property of which the premises form a part without the prior written consent of the other party through email or text.

The LANDLORD may enter the premises following written notice given to the TENANTS at least 24 hours to carry out repairs or to allow a potential mortgagee, insurer, or purchaser to view the premises. Such notice must specify the reason for entry, the day of entry, and a time between the hours of 8 a.m. and 8 p.m. Notice is not required in cases of emergency or if the TENANTS consent to the entry at the time of entry.

The LANDLORD agrees that the LANDLORD will be solely responsible for contacting their own insurance provider to obtain any recommended insurance policies deemed necessary to protect the LANDLORD's own interests.

The LANDLORD agrees to leave the premises, including the floors, in a clean and broom swept condition.

This offer, any counter offer, notice of acceptance thereof, or any notice shall be deemed given and received, if transmitted electronically (via email and attachments). Furthermore, the signatures of all parties involved shall be deemed to be original. The transmission of this offer, any counter offer, notice of acceptance or any notice by electronic means, shall be deemed to confirm all parties have retained a true copy of the said paperwork. Lessees' Initials Lessors' Initials.

Tenant's' Initials _____

Landlord's Initials _____