



# LEASE

*This lease is entered into on the 7th day of January, 2012.*

BETWEEN:

**Domus Student Housing , LESSOR (owner)  
c/o Domus Student Housing Inc.,**

295 Weber Street North Suite 7, Waterloo, ON N2J3H8  
Office: 519-342-0608 Rental Hotline: 519-572-0278  
Fax: 519-342-0697 Email: info@domushousing.com

**Domus Student Housing**

\_\_\_\_\_  
Signed by Landlord or Authorized Agent

AND

**Vanessa Tester**

Room: A

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Witnessed by:

**By signing above I agree that I have read and understood the details of this lease agreement and the following attached addendums:**

- Addendum A - Lease Details
- Addendum B - Internet
- Addendum C - Furniture

I acknowledge that I have received a copy of this agreement including all addendums listed above.

Initial: 1\_\_\_\_\_

## **DESCRIPTION OF PREMISES, TERMS AND RENT:**

We, the LESSOR, agree to provide for you, the LESSEE, **134 Erb St. W. Test Unit 3, Waterloo , ON, N2L.**

## **TERMS**

You the LESSEE agree to rent and we the LESSOR agree to provide for your residential use under the following conditions:

The LESSEE will rent the Rented Premises beginning the FIRST day of September, 2012 at 2:00 p.m. (“Beginning Date”) and ending the FIFTH LAST day of August, 2015 at 2:00 p.m. (“Expiry Date”).

The tenant may, up until December 15, 2012, give written notice to terminate the tenancy as of Aug 27th, 2013.

The tenant may, up until December 15, 2013, give written notice to terminate the tenancy as of Aug 27th, 2014.

The tenant may, up until December 15, 2014, give written notice to terminate the tenancy as of Aug 27th, 2015.

**If any one tenant on this lease signs an agreement to terminate tenancy, this shall be considered termination by all tenants on this lease. Any and all subletting and/or assignments in your tenancy must be made with the written consent of the Owner and/or Landlord and is only permitted at the discretion of the Owner and/or the Landlord. All covenants running with this lease hold each tenant, both jointly and severally for all obligations and covenants contained in this Lease.**

Repairs needed for appliances such as refrigerator, stove and washer /dryer shall be the responsibility of the Lessor unless they are needed as a result of use other than normal wear and tear. Lessor shall provide the following chattels inside the unit: **Fridge, Stove, Dishwasher, Washer, Dryer.**

## **RENT**

The LESSEE agrees to pay a total monthly rent **NOT** including Hydro, Water/Sewer, Gas, Water Heater Rental, Cable television, Internet **\$600.00/month**

The LESSEE agrees to further pay a monthly utility fee toward Hydro, Water/Sewer, Gas, Water Heater Rental, Internet. **\$50.00/month**

The LESSEE agrees to pay for any utilities **NOT** included in the above utility fee at their own expense and effort, including setting up any necessary accounts and handling all monthly payments.  
INITIAL:\_\_\_\_\_

The LESSEE will receive a \$50.00 discount per person should rent be paid no later than the 1st of each month before 12:00pm. **-\$50.00/month**

**TOTAL MONTHLY RENT (IF PAID ON TIME) \$600.00/month**

These sums are due in advance and the LESSEE agrees to pay them as follows:

- a) \$600.00 as deposit to be applied as prepaid rent towards the last month's rent of the term of this lease. Due at the signing of this lease.
- b) \$600.00, due on the first day of each month starting the "Beginning Date". These should be forwarded to the Landlord in the form of a void cheque/authorization for electronic funds transfer. If this is not possible, you should submit "Post Dated" cheques.. Please make any post-dated cheques out to **Domus Student Housing Inc.** Please note that there is a NSF charge of \$25.00 for all and any bounced rent payments.
- c) \$200.00 **each** as a **refundable** deposit for **all keys**. Due at the signing of this lease and made out to **Domus Student Housing Inc.** This deposit will be returned to the tenant provided the keys are returned at the end of the tenancy by the termination date.