

# Residential Tenancy Agreement

Apr. 21, 2021 ("Effective Date")

THIS AGREEMENT made as of the Effective Date is entered into between the Landlord(s) and the Tenant(s), each as defined below in the basic terms ("Basic Terms") of this Residential Tenancy Agreement ("Agreement"), who, for good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, agree to be bound as follows:

## Agreement Between

Landlord(s): X Property Management  
#001 - Building C, Vancouver, BC V3E1B1  
Agent(s): John Roy

Tenant(s): Suzy L

## Basic Terms

Rental Unit: **Unit #111 - W1 North Tower**  
**8080 Nunavut Lane, Vancouver BC**  
**V5X 0H7**

Deposits: Security deposit: \$850.00

Additional fees: Parking Space: Included  
Extra Offer: \$0.00 /

Rent: **\$1,700.00 / Monthly**

Lease Term: Fixed  
May 01, 2021 - Apr 30, 2022  
Continue month to month after end date.

Phone number: +16047048919

Street number: 111

City: coquitlam

Postal code: V3J1V1

Are you an agent?: Yes

Suite No. / Unit No.: 111

Street name: Howie Avenue

Province: BC

Utilities included:

- Cable (included)
- Internet (included)
- Electricity (included)
- Water (included)
- Natural Gas (included)
- Heat (included)

Unit features:

- Pets not allowed
- Fridge (private)
- Tv Unit (private)
- Bathtub (private)
- Garbage Collection (private)
- In Suite Washer (private)
- Dishwasher (private)
- Microwave (private)
- Windows Covering (private)
- In Suite Dryer (private)
- Sewage Disposal (private)

## Residential Tenancy Agreement (British Columbia)

This Agreement incorporates by reference the terms contained within the Residential Tenancy Agreement

(British Columbia) as prepared by the Residential Tenancy Branch that is appended here at page 3 of this Agreement.

## Addendum (8)

The following Addendum are attached as schedules to this Agreement and incorporated by reference into this Agreement.

- Subletting
- Smoking
- Subletting
- Form K
- Rent Payment Expectations
- Agreement for Crime Free Housing
- Suite Painting & Wallpapering
- Tenant Package Insurance

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**IN WITNESS WHEREOF this Agreement has been executed by the Parties as of the Effective Date.**

Landlord(s):



John Roy  
X Property Management  
Apr, 21, 2021

Tenant(s):



Suzy L  
Apr, 21, 2021

**Important Notes:**

#RTB-1

The Residential Tenancy Branch (RTB) is of the opinion that this Residential Tenancy Agreement accurately reflects the *Residential Tenancy Act* (RTA) and accompanying regulations. The RTB makes no representations or warranties regarding the use of this Agreement. A landlord and tenant may wish to obtain independent legal advice regarding whether this agreement satisfies their own personal or business needs. For the rental of a manufactured home and a manufactured home site under a single tenancy agreement, use this Agreement form. For the rental of a manufactured home site use the Manufactured Home Site Tenancy Agreement (form RTB-5).

The words **tenant** and **landlord** in this tenancy agreement have the same meaning as in the RTA, and the singular of these words includes the plural. In this tenancy agreement, the words **residential property** have the same meaning as in the RTA. **Residential property** means a building, a part of a building or related group of buildings, in which one or more rental units or common areas are located; the parcel or parcels on which the building, related group of buildings or common areas are located; the rental unit and common areas and any other structure located on the parcel or parcels.

IF ADDITIONAL SPACE IS REQUIRED TO LIST ALL PARTIES, complete and attach Schedule of Parties (form RTB-26) RTB-26 used & attached: ☐

**RESIDENTIAL TENANCY AGREEMENT between:** (use full, correct legal names)

the **LANDLORD(S)**: (if entry for landlord is a business name, use the 'last name' field box to enter the full legal business name)

last name	first and middle name(s)

last name	first and middle name(s)

and the **TENANT(S)**:

last name	first and middle name(s)

last name	first and middle name(s)

<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
(optional) phone number		(optional) other phone number	

**ADDRESS OF PLACE BEING RENTED TO TENANT(s)** called the 'rental unit' in this agreement:

unit number	street number and street name	city	province	postal code

**ADDRESS FOR SERVICE of the** ☐ **landlord** ☐ **landlord's agent:**

unit/site #	street number and street name	city	province	postal code

<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
daytime phone number		other phone number		fax number for service

Refer Form  
Field Data  
to page 1

## 1. APPLICATION OF THE RESIDENTIAL TENANCY ACT

- 1) The terms of this tenancy agreement and any changes or additions to the terms may not contradict or change any right or obligation under the *Residential Tenancy Act* or a regulation made under that Act, or any standard terms. If a term of this tenancy agreement does contradict or change such a right, obligation or standard term, the term of the tenancy agreement is void.
- 2) Any change or addition to this tenancy agreement must be agreed to in writing and initialed by both the landlord and the tenant. If a change is not agreed to in writing, is not initialed by both the landlord and the tenant or is unconscionable, it is not enforceable.
- 3) The requirement for agreement under subsection (2) does not apply to:
  - a) a rent increase given in accordance with the *Residential Tenancy Act*,
  - b) a withdrawal of, or a restriction on, a service or facility in accordance with the *Residential Tenancy Act*, or
  - c) a term in respect of which a landlord or tenant has obtained an arbitrator's order that the agreement of the other is not required.

## 2. BEGINNING AND TERM OF THE AGREEMENT (please fill in the dates and times in the spaces provided)

This tenancy created by this agreement starts on:

day	month	year

Check ☐ A) and continues on a month-to-month basis until ended in accordance with the Act.

A, B or C ☐ B) and continues on another periodic basis, as specified below, until ended in accordance with the Act.

☐ weekly ☐ bi-weekly ☐ other:

--

☐ C) and is for a fixed term ending on

day	month	year

### IF YOU CHOOSE C, CHECK AND COMPLETE D OR E

Check ☐ D) At the end of this time, the tenancy will continue on a month-to-month basis, or another fixed length of time, unless the tenant gives notice to end tenancy at least one clear month before the end of the term.

D or E ☐ E) At the end of this time, the tenancy is ended and the tenant must vacate the rental unit.

This requirement is only permitted in circumstances prescribed under section 13.1 of the Residential Tenancy Regulation, or if this is a sublease agreement as defined in the Act.

Reason tenant must vacate (required):

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Residential Tenancy Regulation section number (if applicable):

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\* If you choose E, both the landlord and tenant must initial here

Landlord's  
Initials

Tenant's  
Initials

The tenant must move out on or before the last day of the tenancy.

## 3. RENT (please fill in the information in the spaces provided)

### a) Payment of Rent:

The tenant will pay the rent of \$ each (check one) ☐ day ☐ week ☐ month to the landlord on the first day of the rental period which falls on the (due date, e.g., 1st, 2nd, 3rd, .... 31st) day of each

(check one) ☐ day ☐ week ☐ month subject to rent increases given in accordance with the RTA.

The tenant must pay the rent on time. If the rent is late, the landlord may issue a *Notice to End Tenancy for Unpaid Rent* (form RTB-30) to the tenant, which may take effect not earlier than 10 days after the date the notice is given.

### b) What is included in the rent: (Check only those that are included and provide additional information, if needed.)

The landlord must not terminate, or restrict a service or facility that is essential to the tenant's use of the rental unit as living accommodation, or that is a material term of the tenancy agreement.

<input type="checkbox"/> Water	<input type="checkbox"/> Natural gas	<input type="checkbox"/> Garbage collection	<input type="checkbox"/> Refrigerator	<input type="checkbox"/> Carpets
<input type="checkbox"/> Cablevision	<input type="checkbox"/> Sewage disposal	<input type="checkbox"/> Recycling services	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Parking for vehicles
<input type="checkbox"/> Electricity	<input type="checkbox"/> Snow removal	<input type="checkbox"/> Kitchen scrap collection	<input type="checkbox"/> Stove and oven	<input type="checkbox"/> Other:
<input type="checkbox"/> Internet	<input type="checkbox"/> Storage	<input type="checkbox"/> Laundry (coin-op)	<input type="checkbox"/> Window coverings	<input type="checkbox"/> Other:
<input type="checkbox"/> Heat	<input type="checkbox"/> Recreation facilities	<input type="checkbox"/> Free laundry	<input type="checkbox"/> Furniture	<input type="checkbox"/> Other:
<input type="checkbox"/> Additional information:				

Refer Form  
Field Data  
to page 1

#### 4. SECURITY DEPOSIT AND PET DAMAGE DEPOSIT

##### A. Security Deposits

The tenant is required to pay a security deposit of \$   
by     
day month year

##### B. Pet Damage Deposit ☐ not applicable

The tenant is **required to pay** a pet damage deposit of \$   
by     
day month year

- 1) The landlord agrees
  - a) that the security deposit and pet damage deposit must each not exceed one half of the monthly rent payable for the residential property,
  - b) to keep the security deposit and pet damage deposit during the tenancy and pay interest on it in accordance with the regulation, and
  - c) to repay the security deposit and pet damage deposit and interest to the tenant within 15 days of the end of the tenancy agreement, unless
    - i) the tenant agrees in writing to allow the landlord to keep an amount as payment for unpaid rent or damage, or
    - ii) the landlord applies for dispute resolution under the *Residential Tenancy Act* within 15 days of the end of the tenancy agreement to claim some or all of the security deposit or pet damage deposit.
- 2) The 15 day period starts on the later of
  - a) the date the tenancy ends, or
  - b) the date the landlord receives the tenant's forwarding address in writing.
- 3) If a landlord does not comply with subsection (1), the landlord
  - a) may not make a claim against the security deposit or pet damage deposit, and
  - b) must pay the tenant double the amount of the security deposit, pet damage deposit, or both.
- 4) The tenant may agree to use the security deposit and interest as rent only if the landlord gives written consent.

#### 5. PETS

Any term in this tenancy agreement that prohibits, or restricts the size of, a pet or that governs the tenant's obligations regarding the keeping of a pet on the residential property is subject to the rights and restrictions under the *Guide Dog and Service Dog Act*.

#### 6. CONDITION INSPECTIONS

- 1) In accordance with sections 23 and 35 of the Act [condition inspections] and Part 3 of the regulation [condition inspections], the landlord and tenant must inspect the condition of the rental unit together
  - a) when the tenant is entitled to possession,
  - b) when the tenant starts keeping a pet during the tenancy, if a condition inspection was not completed at the start of the tenancy, and
  - c) at the end of the tenancy.
- 2) The landlord and tenant may agree on a different day for the condition inspection.
- 3) The right of the tenant or the landlord to claim against a security deposit or a pet damage deposit, or both, for damage to residential property is extinguished if that party does not comply with section 24 and 36 of the *Residential Tenancy Act* [consequences if report requirements not met].

#### 7. PAYMENT OF RENT

- 1) The tenant must pay the rent on time, unless the tenant is permitted under the Act to deduct from the rent. If the rent is unpaid, the landlord may issue a *10 Day Notice to End Tenancy* (form RTB-30) to the tenant, which may take effect not earlier than 10 days after the date the tenant receives the notice.
- 2) The landlord must not take away or make the tenant pay extra for a service or facility that is already included in the rent, unless a reduction is made under section 27 (2) of the Act.
- 3) The landlord must give the tenant a receipt for rent paid in cash.
- 4) The landlord must return to the tenant on or before the last day of the tenancy any post-dated cheques for rent that remain in the possession of the landlord. If the landlord does not have a forwarding address for the tenant and the tenant has vacated the premises without notice to the landlord, the landlord must forward any post-dated cheques for rent to the tenant when the tenant provides a forwarding address in writing.



## 8. RENT INCREASE

- 1) Once a year the landlord may increase the rent for the existing tenant. The landlord may only increase the rent 12 months after the date that the existing rent was established with the tenant or 12 months after the date of the last legal rent increase for the tenant, even if there is a new landlord or a new tenant by way of an assignment. The landlord must use the approved Notice of Rent Increase form available from any Residential Tenancy Branch office or Service BC office.
- 2) A landlord must give a tenant three whole months notice, in writing, of a rent increase. [For example, if the rent is due on the 1st of the month and the tenant is given notice any time in January, including January 1st, there must be three whole months before the increase begins. In this example, the months are February, March and April, so the increase would begin on May 1st.]
- 3) The landlord may increase the rent only in the amount set out by the regulation. If the tenant thinks the rent increase is more than is allowed by the regulation, the tenant may talk to the landlord or contact the Residential Tenancy Branch for assistance.
- 4) Either the landlord or the tenant may obtain the percentage amount prescribed for a rent increase from the Residential Tenancy Branch.

## 9. ASSIGN OR SUBLET

- 1) The tenant may assign or sublet the rental unit to another person with the written consent of the landlord. If this tenancy agreement is for a fixed length and has 6 months or more remaining in the term, the landlord must not unreasonably withhold consent. Under an assignment a new tenant must assume all of the rights and obligations under the existing tenancy agreement, at the same rent. The landlord must not charge a fee or receive a benefit, directly or indirectly, for giving this consent.
- 2) If a landlord unreasonably withholds consent to assign or sublet or charges a fee, the tenant may apply for dispute resolution under the *Residential Tenancy Act*.

## 10. REPAIRS

- 1) Landlord's obligations:
  - a) The landlord must provide and maintain the residential property in a reasonable state of decoration and repair, suitable for occupation by a tenant. The landlord must comply with health, safety and housing standards required by law.
  - b) If the landlord is required to make a repair to comply with the above obligations, the tenant may discuss it with the landlord. If the landlord refuses to make the repair, the tenant may

seek an arbitrator's order under the *Residential Tenancy Act* for the completion and costs of the repair.

### 2) Tenant's obligations:

- a) The tenant must maintain reasonable health, cleanliness and sanitary standards throughout the rental unit and the other residential property to which the tenant has access. The tenant must take the necessary steps to repair damage to the residential property caused by the actions or neglect of the tenant or a person permitted on the residential property by the tenant. The tenant is not responsible for reasonable wear and tear to the residential property.
- b) If the tenant does not comply with the above obligations within a reasonable time, the landlord may discuss the matter with the tenant and may seek a monetary order through dispute resolution under the *Residential Tenancy Act* for the cost of repairs, serve a notice to end a tenancy, or both.

### 3) Emergency Repairs:

- a) The landlord must post and maintain in a conspicuous place on the residential property, or give to the tenant in writing, the name and telephone number of the designated contact person for emergency repairs.
- b) If emergency repairs are required, the tenant must make at least two attempts to telephone the designated contact person, and then give the landlord reasonable time to complete the repairs.
- c) If the emergency repairs are still required, the tenant may undertake the repairs, and claim reimbursement from the landlord, provided a statement of account and receipts are given to the landlord. If the landlord does not reimburse the tenant as required, the tenant may deduct the cost from rent. The landlord may take over completion of the emergency repairs at any time.
- d) Emergency repairs must be urgent and necessary for the health and safety of persons or preservation or use of the residential property and are limited to repairing
  - i) major leaks in pipes or the roof,
  - ii) damaged or blocked water or sewer pipes or plumbing fixtures,
  - iii) the primary heating system,
  - iv) damaged or defective locks that give access to a rental unit, or
  - v) the electrical systems.

## 11. OCCUPANTS AND GUESTS

- 1) The landlord must not stop the tenant from having guests under reasonable circumstances in the rental unit

- 2) The landlord must not impose restrictions on guests and must not require or accept any extra charge for daytime visits or overnight accommodation of guests.
- 2.1) Despite subsection (2) of this section but subject to section 27 on the Act [terminating or restricting services or facilities], the landlord may impose reasonable restrictions on guests' use of common areas of the residential property.
- 3) If the number of occupants in the rental unit is unreasonable, the landlord may discuss the issue with the tenant and may serve a notice to end a tenancy. Disputes regarding the notice may be resolved through dispute resolution under the *Residential Tenancy Act*.

## 12. LOCKS

- 1) The landlord must not change locks or other means of access to residential property unless the landlord provides each tenant with new keys or other means of access to the residential property.
- 2) The landlord must not change locks or other means of access to a rental unit unless the tenant agrees and is given new keys.
- 3) The tenant must not change locks or other means of access to
  - a) common areas of residential property, unless the landlord consents to the change, or
  - b) his or her rental unit, unless the landlord consents in writing to, or an arbitrator has ordered, the change.

## 13. LANDLORD'S ENTRY INTO RENTAL UNIT

- 1) For the duration of this tenancy agreement, the rental unit is the tenant's home and the tenant is entitled to quiet enjoyment, reasonable privacy, freedom from unreasonable disturbance, and exclusive use of the rental unit.
- 2) The landlord may enter the rental unit only if one of the following applies:
  - a) at least 24 hours and not more than 30 days before the entry, the landlord gives the tenant a written notice which states
    - i) the purpose for entering, which must be reasonable, and
    - ii) the date and the time of the entry, which must be between 8 a.m. and 9 p.m. unless the tenant agrees otherwise;
  - b) there is an emergency and the entry is necessary to protect life or property;
  - c) the tenant gives the landlord permission to enter at the time of entry or not more than 30 days before the entry;
  - d) the tenant has abandoned the rental unit;
  - e) the landlord has an order of an arbitrator or court saying the landlord may enter the rental unit;

- f) the landlord is providing housekeeping or related services and the entry is for that purpose and at a reasonable time.
- 3) The landlord may inspect the rental unit monthly in accordance with subsection (2) (a).
- 4) If a landlord enters or is likely to enter the rental unit illegally, the tenant may apply for an arbitrator's order under the *Residential Tenancy Act*, to change the locks, keys or other means of access to the rental unit and prohibit the landlord from obtaining entry into the rental unit. At the end of the tenancy, the tenant must give the key to the rental unit to the landlord.

## 14. ENDING THE TENANCY

- 1) The tenant may end a monthly, weekly or other periodic tenancy by giving the landlord at least one month's written notice. A notice given the day before the rent is due in a given month ends the tenancy at the end of the following month. [For example, if the tenant wants to move at the end of May, the tenant must make sure the landlord receives written notice on or before April 30th.]
- 2) This notice must be in writing and must
  - a) include the address of the rental unit,
  - b) include the date the tenancy is to end,
  - c) be signed and dated by the tenant, and
  - d) include the specific grounds for ending the tenancy, if the tenant is ending a tenancy because the landlord has breached a material term of the tenancy.
- 3) If this is a fixed term tenancy and the agreement does not require the tenant to vacate at the end of the tenancy, the agreement is renewed as a monthly tenancy on the same terms until the tenant gives notice to end a tenancy as required under the *Residential Tenancy Act*.
- 4) The landlord may end the tenancy only for the reasons and only in the manner set out in the *Residential Tenancy Act* and the landlord must use the approved notice to end a tenancy form available from the Residential Tenancy Branch.
- 5) The landlord and tenant may mutually agree in writing to end this tenancy agreement at any time.
- 6) The tenant must vacate the residential property by 1 p.m. on the day the tenancy ends, unless the landlord and tenant otherwise agree.

## 15. LANDLORD TO GIVE TENANCY AGREEMENT TO TENANT

The landlord must give the tenant a copy of this agreement promptly, and in any event within 21 days of entering into the agreement.

## 16. RESOLUTION OF DISPUTES

Either the tenant or the landlord has the right to apply for dispute resolution to resolve a dispute, as provided under the *Residential Tenancy Act*.



## 17. ADDITIONAL TERMS

- a) Write down any additional terms which the tenant and the landlord agree to. Additional terms may cover matters such as pets, yard work, smoking and snow removal. Additional pages may be added.
- b) Any addition to this tenancy agreement must comply with the *Residential Tenancy Act* and regulations, and must clearly communicate the rights and obligations under it. If a term does not meet these requirements, or is unconscionable, the term is not enforceable.
- c) Attached to this tenancy agreement, there ☐ is ☐ is not an Addendum

**If there is an Addendum attached**, provide the following information on the Addendum that forms part of this tenancy agreement:

Number of pages of the Addendum:

Number of additional terms in the Addendum:

**By signing this tenancy agreement, the landlord and the tenant are bound by its terms.**

<b>LANDLORD(S):</b> (if entry for landlord is a business name, use the 'last name' field box to enter the full legal business name)	
<input type="text"/>	<input type="text"/>
last name	first and middle name(s)
<b>Signature:</b> _____	<b>Date:</b> _____
<input type="text"/>	<input type="text"/>
last name	first and middle name(s)
<b>Signature:</b> _____	<b>Date:</b> _____
<b>TENANT(S):</b>	
<input type="text"/>	<input type="text"/>
last name	first and middle name(s)
<b>Signature:</b> _____	<b>Date:</b> _____
<input type="text"/>	<input type="text"/>
last name	first and middle name(s)
<b>Signature:</b> _____	<b>Date:</b> _____

### General Information about Residential Tenancy Agreements

**Important Legal Document** – This tenancy agreement is an important legal document. Keep it in a safe place.

**Additional Terms** – Any additional terms cannot contradict or change any right or duty under the RTA or this tenancy agreement.

**Amendment of the RTA** – The RTA or a regulation made under the RTA, as amended from time to time, may take priority over the terms of this tenancy agreement.

**Condition Report** – The landlord and tenant are required to inspect the residential unit together at the beginning and end of the tenancy and complete a written condition report. If the landlord allows the tenant to have a pet after the start of the tenancy, an inspection report must be done on the day the tenant starts keeping a pet or on another day mutually agreed to by the landlord and tenant, unless the tenancy started on or after January 1, 2004, and a condition inspection report was completed at that time. A report may describe any damage, how clean each room is, and the general condition of the residential unit including: the floors, carpets, appliances, and paint on the walls. The report must be signed and dated by both the landlord and the tenant who made the inspection, and each should keep a copy.

**Change of Landlord** – A new landlord has the same rights and duties as the previous one and must follow all the terms of this agreement unless the tenant and new landlord agree to other terms.

**Resolution of Disputes** – If problems or disagreements arise, the landlord and tenant should try to talk to each other to find a solution. If they still cannot agree, either may contact the Residential Tenancy Branch for clarification of their rights and responsibilities or an intervention. If no agreement is reached, a landlord or a tenant may apply for a dispute resolution to get a decision. Many, but not all, kinds of disagreements can be decided by dispute resolution.

### FOR MORE INFORMATION

RTB website: [www.gov.bc.ca/landlordtenant](http://www.gov.bc.ca/landlordtenant)

Public Information Lines 1-800-665-8779 (toll-free) Greater Vancouver 604-660-1020 Victoria 250-387-1602

Refer Form  
Field Data  
to page 2

## Subletting

A tenant must have their landlord's written permission before subletting or assigning their tenancy.

For assignments, a landlord can collect information and perform a credit check on a proposed tenant and can refuse to allow the assignment if they aren't satisfied that the proposed tenant will be able or likely to pay rent. The fees associated with confirming a proposed tenant's suitability cannot be passed on to the original tenant.

If a tenant sublets or assigns their tenancy without the landlord's written permission, the landlord may serve notice to end the tenancy - which means the tenancy would also end for the sub-tenant, unless they're able to negotiate a new tenancy agreement with the landlord.

Agreed and signed by each adult TENANT:



Suzy L  
Apr, 21, 2021

Agreed and signed by LANDLORD:



John Roy  
X Property Management  
Apr, 21, 2021

## Subletting

A tenant must have their landlord's written permission before subletting or assigning their tenancy.

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If a tenant sublets or assigns their tenancy without the landlord's written permission, the landlord may serve notice to end the tenancy - which means the tenancy would also end for the sub-tenant, unless they're able to negotiate a new tenancy agreement with the landlord.

Agreed and signed by each adult TENANT:



Suzy L  
Apr, 21, 2021

Agreed and signed by LANDLORD:



John Roy  
X Property Management  
Apr, 21, 2021

## Form K

### NOTICE OF TENANT'S RESPONSIBILITIES

Strata Property Act 01  
(Section 46)

Strata Lot:  
Strata Plan: **EPS5144**  
Address: **111 - 8080 Nunavut Lane, Vancouver BC**  
Tenancy Commences: **05-01-2021**  
Tenant(s): **Suzy L (+18882500202)**  
Landlords(s): **X Property Management**  
**#001 - Building C, Vancouver, BC V3E1B1**  
**Agent(s): John Roy**

#### IMPORTANT NOTICE TO TENANTS:

Under the Strata Property Act, a tenant in a Strata Corporation must comply with the bylaws and rules of the Strata Corporation that are in force from time to time (current bylaws and rules attached).

The Strata Corporation may change the current bylaws and rules, and if they are changed, the tenant must comply with the changed bylaws and rules.

If a tenant or occupant of the strata lot, or a person visiting the tenant or admitted by the tenant for any reason, contravenes a bylaw or rule, the tenant is responsible and may be subject to penalties, including fines, denial of access to recreational facilities, and if the strata corporation incurs costs for remedying a contravention, payment of those costs.

Agreed and signed by each adult TENANT:



Suzy L  
Apr, 21, 2021

Agreed and signed by LANDLORD:



John Roy  
X Property Management  
Apr, 21, 2021



## Rent Payment Expectations

### ADDENDUM TO THE RESIDENTIAL TENANCY AGREEMENT

As per the Residential Tenancy Act of British Columbia, rent is due and payable on or before the first (1st) day of each calendar month. This is a material term of your tenancy. Please be advised that in the event that the first (1st) day of the month falls on a weekend or a public holiday, rent will take additional time to come out of your bank account. As a tenant, it is your responsibility to ensure that the rent amount remains in your account until it has been withdrawn.

If your rent payment is not received by the first (1st) of the month, X Property Management will issue a Notice to End Tenancy for non-payment of rent. As per the Residential Tenancy Act, you must pay your rent within five (5) days or the Notice to End Tenancy will stand. If you fail to pay within the five (5) days, you will then have ten (10) days from the date on the Notice to End Tenancy to vacate your suite or townhouse. A late payment fee of \$25.00 is applicable and must be included in any rent payment made after the first (1st) of the month.

If you fail to pay your rent on the first (1st) of the month three (3) times, you will receive a breach of tenancy letter and a Notice to End Tenancy for that current month, under Section 47(b) of the Residential Tenancy Act for repeatedly late rent payments.

In the event that your payment is declared NSF (nonsufficient funds), you will be given notification to pay it plus the required NSF fee of \$65.00 (which includes the \$25.00 late fee) immediately, payable by certified funds or money order. Failure to replace the NSF debit by 12:00 PM of the following day of the notification will result in your being issued a Notice to End Tenancy for non-payment of rent. As per the Residential Tenancy Act of British Columbia, you must pay your rent and NSF fee within five (5) days or the Notice to End Tenancy will stand. If you fail to pay within the five (5) days, you will then have ten (10) days to vacate your suite or townhouse.

X Property Management will not tolerate late rent payments. We ask for all tenants' cooperation in paying their rent on time.

**This document is considered an addendum to the Residential Tenancy Agreement.**

Agreed and signed by each adult TENANT:



Suzy L  
Apr, 21, 2021

Agreed and signed by LANDLORD:



John Roy  
X Property Management  
Apr, 21, 2021

## Agreement for Crime Free Housing

### ADDENDUM TO THE RESIDENTIAL TENANCY AGREEMENT

In consideration of the execution or renewal of a Residential Agreement of the residential property identified in the Residential Tenancy Agreement as \_\_\_\_\_ (refer to page 1 "Rental Unit")

Landlord and Tenant agree as follows:

1. The tenant(s), any member of the tenant(s) household, and any persons invited onto the residential property or residential premise by the tenant(s) or any member of the tenant's family shall not engage in any criminal activity on the premises or property including, but not limited to:
  - a. any drug-related criminal activity
  - b. solicitation (any prostitution activity)
  - c. street gang activity
  - d. assault or threatened assault
  - e. unlawful use of a firearm (licensed or unlicensed)
  - f. any criminal activity that threatens the health, safety or welfare of the landlord, other tenants or persons on the residential property or residential premise.

**Violation of the above provisions, which is a reasonable and material term of the tenancy agreement, shall be good cause for a notice to end a tenancy.**

A single violation of any of the provisions of this added addendum shall be deemed a serious violation and material non-compliance with the Residential Tenancy Agreement. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be predominant of the evidence.

In case of conflict between the provisions of this addendum and any other provisions of the Residential Tenancy Agreement, the provisions of this addendum shall govern.

This Residential Tenancy Agreement addendum is incorporated into the Residential Tenancy Agreement executed or renewed this day between Landlord and Tenant.

Agreed and signed by each adult TENANT:



Suzy L  
Apr, 21, 2021

Agreed and signed by LANDLORD:



John Roy  
X Property Management  
Apr, 21, 2021

## Suite Painting & Wallpapering

To: The Owner &  
X Property Management  
Acting as Managing Agent

TO WHOM IT MAY CONCERN:

RE: PAINTING/WALLPAPERING OF SUITE DURING TENANCY

I hereby state that I will NOT at any time during tenancy paint, wallpaper, or alter the suite in any manner or to any other color(s).

Should I gain written permission from the Landlord stating that I am able to alter the suite, or any portion thereof in any fashion, I will professionally return the suite back to it's original condition OR to that of X Property Management Standards at the time that said Tenancy Agreement is ended.

It should be noted that if a wall(s) are painted in either bright or dark colours, a minimum of two to possibly three coats of paint may be required to cover same.

It is understood that if permission is granted, all changes to the above suite are at my expense and not that of the Owner or X Property Management as Managing Agents on behalf of the Owner.

Agreed and signed by each adult TENANT:



Suzy L  
Apr, 21, 2021

Agreed and signed by LANDLORD:



John Roy  
X Property Management  
Apr, 21, 2021

## Tenant Package Insurance

### TENANT PACKAGE INSURANCE

Dear Tenant(s),

This will serve to inform you that all residents who either are moving into or currently reside in a property under our management must supply proof of having purchased Tenant Package Insurance which includes their personal contents coverage and a minimum of \$1,000,000 third party liability coverage. This item is a vital part of the lease and a copy of the policy proving insurance placement is mandatory prior to receiving keys for the rental unit.

If your existing lease is up for renewal, please be advised that the terms and conditions of the original lease document still apply, regardless of whether you sign another one-year lease or continue on a month to month tenancy.

Please provide a copy of your insurance policy proving coverage of insurance placement on or before your move in inspection appointment with your Property Manager. Your insurance effective date should commence on the date that you receive keys for the property. This equally applies to the renewal of month to month tenancies. Please note that not providing proof of insurance is a breach of your lease terms.

Yours truly,

X Property Management  
As Managing Agents on Behalf of the Owner

Agreed and signed by each adult TENANT:



Suzy L  
Apr, 21, 2021

Agreed and signed by LANDLORD:



John Roy  
X Property Management  
Apr, 21, 2021



# Addendum

## Unit #111 - W1 North Tower

8080 Nunavut Lane, Vancouver BC  
V5X 0H7

### 1. **Smoking:** Not Allowed

We would like to clarify that as per your tenancy agreement, your suite is designated "non-smoking". This also applies to the use of cannabis, e-cigarettes (vaping) and similar devices. Smoking is prohibited inclusive of balconies (limited common area). This is a mandatory term for your tenancy. Please note that a breach of a mandatory term will result in a notice to end tenancy. Growing marijuana/cannabis is not permitted in the unit, especially due to humidity, mold and odor issues. Please note: growing marijuana plants is also not permitted on limited common areas such as patios and balconies.

Agreed and signed by each adult TENANT:



Suzy L  
Apr, 21, 2021

Agreed and signed by LANDLORD:



John Roy  
X Property Management  
Apr, 21, 2021