

TLA'AMIN NATION

RENTAL TENANCY AGREEMENT

(Under the authority of the Tla'amin Nation Residential Tenancy Law [July 4, 2018])

Between: _____
(also known as the "Landlord")

And: _____
(also known as the "Tenant")

Dated this _____ day of _____ 20_____

Based on the following term:

Rental Agreement commencing – _____, 20_____

Monthly [] Semi-Annually []
Quarterly [] Annually []

Rent Due: In advance of the first day of each month and on the first day of each successive month for the term of this agreement.

Rental Agreement terminating – _____, 20_____ or [] month-to-month

Landlord Contact Information:

Mailing Address:

Phone Number:

E-mail:

Tenant Contact Information:

Mailing Address:

Phone Number:

E-mail:

Rent payable under this Rental Agreement is as follows:

Private home: \$ _____ monthly Landlord initial: _____ Tenant initial: _____

A security deposit of _____ **will be paid** (maximum of 50% of monthly rent) and held by the Landlord and will be returned to the Tenant upon completion of tenancy provided that the premise is left in clean, operational condition as it was when it was initially rented.

Rent to include the following:

Refrigerator	[]	Drapes	[]
Stove	[]	Blinds	[]
Freezer	[]	Curtains	[]
Washer	[]	Other (specify)	_____
Dryer	[]		_____
Dishwasher	[]		
Heat	[]	Cable T.V.	[]
Electricity	[]	Water	[]
Telephone (basic)	[]	Sewer	[]

Rent does not include renter's insurance coverage.

The Tenant agrees to the following rules and regulations:

1. Only ONE family to occupy the residence;
2. No Subletting;
3. Tenancy Agreement is **NOT** assignable or transferrable;
4. **ABSOLUTELY** No intentional damage to premises.
IF SO, the Tenant is 100% RESPONSIBLE FOR MATERIALS, AND ANY OTHER EXPENSES INCURRED;
5. Damage must be reported immediately. If police are involved, a case file number must be provided;
6. Breakdown of any appliance must be reported immediately;
7. All laws – Provincial/Federal/Local are to be obeyed;
8. Premises are to be kept in a clean, liveable manner;
9. No garbage, junk or unused cars, boats, etc. are to be kept on lots;
10. No alterations or additions to premises;
11. Garbage must be removed weekly;
12. **Pets** are not allowed to run at large and must be kept penned or restrained;
13. No business to be run on the property;
14. Renters are to respect other property and other tenant's rights;
15. Any insect infestation is to be reported immediately;
16. Any **water leaks** must be reported immediately;
17. The Landlord may and has the right to inspect your premises by giving at least 24 hours written notice;
18. The Landlord has the right to enter the premise without notice for emergency reasons or emergency repairs;
19. This agreement may be terminated upon either party providing thirty (30) days written notice;
20. Smoking is permitted **OUTSIDE** of the premises;

The Tenant shall deliver up possession of the premises in accordance with the Notice of termination or Notice of Eviction. If the Tenant does not deliver up possessions as aforesaid the Landlord may re-enter the lands and premises and remove the goods and chattels of the Tenant there from and assume exclusive possession of the lands and premises.

By signing this agreement – both the Landlord and the Tenant both agree to the terms and conditions outlined in this contract.

(Tenant signature)

(Tenant name – please print)

(Landlord signature)

) Dated this ____ day of _____ 20__ on
) the Lands of the Tla’amin Nation, in the
) Province of British Columbia, Canada
)
)

(Landlord name – please print)

This Rental Agreement is entered into under the authority of the Tla’amin Nation Residential Tenancy Law (TNL 01/2018) enacted on July 4, 2018.