



PARENTAL GUARANTOR FORM

Tenant's name: _____

Pertaining to the property located at: _____

Agreement to the lease term of: _____

Rental amount for said premises: \$_____

- ❖ Tenants agree to pay first and last month's rent at time of lease signing.
- ❖ Tenants agree to pay an additional \$100.00 each as a refundable Contract Deposit.
- ❖ Tenants agree to give post-dated cheques/pre-authorized payment form for monthly rent payments. Post-dated cheques will be from June 1st through March 1st.
- ❖ Tenants agree to have Parental Guarantor Sheet and all post-dated cheques/PAPs handed to landlord prior to any keys being distributed.
- ❖ Tenants agree to no pets and no smoking in the said unit.
- ❖ Tenants agree not to paint or construct or install satellite dishes or run any wires in the said unit without permissions from the landlord.
- ❖ Tenants are responsible for removal of all garbage on a WEEKLY basis.
- ❖ Tenants agree to periodic inspections by the landlord; 24 hours' notice will be given prior to inspection.
- ❖ Tenants agree to a utility cap of \$375 per month for gas, hydro and water. This is an average over the course of the lease. The utility cap is shared with all other tenants residing at the said property. The landlord may ask the tenants to pay any overages if the utilities are abused.
- ❖ Tenants agree they are responsible for their own personal property insurance to cover their personal contents. It is understood that the landlord's property insurance does not cover the tenant's personal contents.
- ❖ Tenants understand that under the Residential Tenancies Act they are responsible for "keeping their unit clean and up to the standard that most people would consider ordinary or normal cleanliness"
- ❖ Tenant agree they are responsible for any and all guests on the property
- ❖ Tenants agree not to sublet their room without consent of the landlord
- ❖ It is agreed and understood that the tenants are responsible for testing the smoke alarms at least once every month following the manufacturer's instructions or a detailed checklist that complies with the Ontario Fire code.
- ❖ It is the responsibility of the tenants of the rental property to contact the landlord if the smoke alarms or any other fire safety equipment is not operational.
- ❖ **It is against the law for tenants to remove the batteries, disable or tamper with the alarm in any way. Tenants will be subject to heavy fines for this should any be levied by the city.**
- ❖ It is agreed and understood that the tenants are responsible for supplying and changing their own light bulbs.



- ❖ Tenants are responsible for all snow removal. Please note: if this property is located in the city of St. Catharines, tenants are fully responsible for all snow removal on city sidewalks located around the property. If this is not done tenants will be responsible for any and all fines passed by the city.
- ❖ Tenants understand that their property will be emptied out and *given a quick clean only* prior to tenants taking possession of property. Any cleaning above and beyond this will be the responsibility of the tenants.
- ❖ Any and all N.S.F. (non-sufficient funds) received will be subject to a \$50 administration fee on top of regular payment.
- ❖ Vacating the premises: if any belongings are left behind or damage not paid for, the collective Contract Deposit will be held and tenants will be subject to further fees.

Guarantors accept all the above mentioned obligations of the tenant.

Guarantors First and Last Name Printed

Guarantors Signature

Date: _____

Guarantors Email

Guarantors Phone