



PARENTAL GUARANTOR FORM

Tenant's name: _____

Pertaining to the property located at: _____

- ❖ Tenants agree to pay first and last month's rent at time of lease signing.
- ❖ Tenants agree to pay an additional \$100.00/tenant refundable key deposit.
- ❖ Tenants agree to have their Application, Government Issued Photo ID and Parental Guarantor Form submitted to landlord prior to any keys/codes being distributed.
- ❖ Tenants agree to no pets and no smoking (of any substance) in the rental property.
- ❖ 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 and recycling.
- ❖ 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 understand that it is against the Landlord Tenant Act to sublet or assign their unit without consent of the landlord. A \$75.00 administration fee applies to all lease assignments submitted.
- ❖ 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 smoke alarm in any way. Tenants will be subject to heavy fines for this should any be levied by the city.**



- ❖ 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.
- ❖ All N.S.F. (non-sufficient funds) received will be subject to a \$27.00 service charge in addition to regular payment.
- ❖ Vacating the premises: if any belongings are left behind or damage not paid for, the collective Key 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