

**JOYLIFE LP/BOST PROPERTIES INC. (Landlord)**

24 Executive Place, Kitchener, Ontario, N2P 2N4 Tel: (519) 748-2800 Fax: (519) 748-2217

Please Print Clearly

Date of Application: \_\_\_\_\_

**JOYLIFE LP/BOST PROPERTIES INC. – RENTAL APPLICATION**

**RENTAL ADDRESS:**

(Rented Premises)

**APPLICANT'S PARTICULARS**

**APPLICANT 1**

APPLICANT(S) LEGAL NAME: \_\_\_\_\_  
 S.I.N: (optional) \_\_\_\_\_ D.O.B: (m/d/yr) \_\_\_\_\_  
 MARITAL STATUS: \_\_\_\_\_  
 PRESENT ADDRESS: \_\_\_\_\_ CITY \_\_\_\_\_  
 POSTAL CODE: \_\_\_\_\_ PHONE NO. \_\_\_\_\_ HOW LONG? \_\_\_\_\_  
 EMAIL ADDRESS: \_\_\_\_\_  
 PREVIOUS ADDRESS: \_\_\_\_\_  
 DL. #: \_\_\_\_\_ YR.MAKE OF AUTO: \_\_\_\_\_  
 PRESENT EMPLOYER: \_\_\_\_\_ HOW LONG? \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE #: \_\_\_\_\_  
 OCCUPATION: \_\_\_\_\_ SALARY: \_\_\_\_\_  
 PREVIOUS EMPLOYER: \_\_\_\_\_ HOW LONG? \_\_\_\_\_  
 BANK NAME & ADDRESS: \_\_\_\_\_  
 TYPE OF ACCT: \_\_\_\_\_

**APPLICANT 2**

APPLICANT(S) LEGAL NAME: \_\_\_\_\_  
 S.I.N: (optional) \_\_\_\_\_ D.O.B: (m/d/yr) \_\_\_\_\_  
 MARITAL STATUS: \_\_\_\_\_  
 PRESENT ADDRESS: \_\_\_\_\_ CITY \_\_\_\_\_  
 POSTAL CODE: \_\_\_\_\_ PHONE NO. \_\_\_\_\_ HOW LONG? \_\_\_\_\_  
 EMAIL ADDRESS: \_\_\_\_\_  
 PREVIOUS ADDRESS: \_\_\_\_\_  
 DL. #: \_\_\_\_\_ YR.MAKE OF AUTO: \_\_\_\_\_  
 PRESENT EMPLOYER: \_\_\_\_\_ HOW LONG? \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE #: \_\_\_\_\_  
 OCCUPATION: \_\_\_\_\_ SALARY: \_\_\_\_\_  
 PREVIOUS EMPLOYER: \_\_\_\_\_ HOW LONG? \_\_\_\_\_  
 BANK NAME & ADDRESS: \_\_\_\_\_  
 TYPE OF ACCT: \_\_\_\_\_

<b><u>OCCUPANT(S) NAMES:</u></b>	<b><u>DATE OF BIRTH (m/d/yr):</u></b>	<b><u>RELATIONSHIP:</u></b>
1. _____	_____	_____
2. _____	_____	_____
3. _____	_____	_____
4. _____	_____	_____

**PERSONAL REFERENCES:**

NAME & ADDRESS: \_\_\_\_\_  
 PHONE #: \_\_\_\_\_ RELATIONSHIP: \_\_\_\_\_  
 NAME & ADDRESS: \_\_\_\_\_  
 PHONE #: \_\_\_\_\_ RELATIONSHIP: \_\_\_\_\_  
 IN CASE OF EMERGENCY: \_\_\_\_\_

\*\*\*\*\*

**OFFICE USE ONLY:**

**TERM/RENT:**

FROM: \_\_\_\_\_/20 TO END: \_\_\_\_\_/20 # OF MONTHS: \_\_\_\_\_

MONTHLY RENTAL: \$ \_\_\_\_\_

MONTHLY PARKING: \$ \_\_\_\_\_

ADDITIONAL SERVICES: \$ \_\_\_\_\_

**TOTAL MONTHLY CHARGES: \$ \_\_\_\_\_**

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The Applicants agree to pay the following services and facilities applicable to the Rented Premises and to provide written confirmation from applicable utilities prior to commencement of lease that utilities are in Applicants name(s): **Electricity**  **Water**  **Gas**  **Heat**  **Cable TV**  **Phone**

I [We] hereby apply for rental [lease] of the residential premises as indicated on page one of this application form. I [We] give the landlord [landlord's agent, representative, property management] permission to check my credit history, references and other relevant investigation to determine my residential rental history, court, financial history and my ability to pay rent and maintain the rental unit and rental premises. My signature below, confirms that agree to and I request all credit reporting services, banks, court, tribunals, employers, and personal references to disclose any pertinent information about me.

You authorize JOYLIFE LP/BOST PROPERTIES INC. and its agents or assigns to exchange your personal information on an ongoing basis with credit bureaus and permit such organizations to verify your personal information in order to protect you, ensure the completeness of the information and maintain the integrity of the credit granting system, and to co-operate with local, provincial and national authorities in the investigation of unlawful or improper activities in order to protect you and us from fraudulent transactions.

I [We] clearly understand and agree as evidenced by my [our] signature below that this is an application to rent [lease] and in no way includes an agreement between landlord and tenant to rent [lease]. I [We] understand and agree that a tenancy agreement or lease will be entered into at the discretion of the landlord.

In the event that the landlord accepts this [my/our] application I understand that full payment of first and last month's rent is required prior to the key of said rental unit [rental premises] be delivered to me [us].

I further understand and agree that in the event that the landlord accepts this [my/our] application, once the landlord accepts, a binding offer to rent [lease] said rental unit [premises] is created and if I withdraw or cancel this [my/our] application any and all deposit paid will not be refunded. Landlord will apply said deposit to re-advertisement cost to find a new tenant, administration cost to process a new tenant's application, and loss any loss of income as a result of such cancellation and all other expenses incurred.

If accepted, I agree to sign a lease and or written tenancy agreement.

In the event that the landlord does not accept this [my/our] application, I understand that reasons for refusal may not be divulged but my deposit will be refunded in full.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_

.....  
(Witness)

.....  
(Applicant 1)

.....  
(Witness)

.....  
(Applicant 2)

**Acceptance by Landlord**

The Landlord hereby accepts this Rental Application for the Rental Premises as herein described.

JOYLIFE LP/BOST PROPERTIES INC.

.....  
(Date)

.....  
(Landlord or Agent)

The Applicant agrees that upon the signing of the rental application by all parties a binding tenancy agreement is created between the Landlord and the Tenant. The rules and regulations of the rental application shall be those set out on the third page of this application which the Applicant acknowledges he/she has read and understands. The Rental Application must be signed by applicant 1 and applicant 2 or cosigner prior to occupation of the rental premises

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1. The applicant agrees to provide prior to occupancy:
  - a. 10 post-dated cheques; dated the first of the month for the 12 month duration of this lease excluding the FMR & LMR's payment which is due before applicant begins tenancy or, in the alternative, Pre-Authorized payments may be made upon the completion of the required form.
  - b. LMR is due upon acceptance of this agreement.
  - c. FMR is due on occupancy.
2. NSF charge is \$25.00 for any cheque returned because of banking problems.
3. The Tenant will not do, bring or keep anything in the Leased Premises and/or Property, or permit any act, which will in anyway create a risk of fire or increase the rate of fire insurance on the Property or contents.
4. The basement is not to be used or intended by anyone, at any time for a sleeping area/purpose.
5. Making open fires of any kind, using any type of fuel source will not be permitted in or about the Leased Premises and/or Property.
6. The Tenant will not cause, or permit any noise or interference by any individual, instrument and device or otherwise which, in the sole opinion of the Landlord, is disturbing the comfort of other Tenants.
7. The sidewalk, entry and passageways will not be obstructed or used for any purpose other than proper access to and from the Leased Premises.
8. The Tenant shall not paint or permit the painting of any portion of the Leased Premises or permit or make any structural alterations.
9. Wallpaper may not be installed without prior written consent of the Landlord. If consent is given, you agree to remove it at the Landlord's direction and restore the Leased Premises to their original condition at the end of the lease.
10. Spikes, hooks, screws, nails, or stick-on hangers, shall not be put into the walls or woodwork of the Leased Premises, except proper picture nails or without the prior written consent of the Landlord.
11. No awnings, shades, flower boxes, aerials, fences, or other items will be erected over or placed outside windows, doors, balconies or patios. No window coverings inside or outside shall be placed or installed without Landlord's permission.
12. Drapes and drapery tracks where provided by the Landlord will not be removed from the windows.
13. No signs, advertisement or notice will be posted or inscribed on any part of the Leased Premises. The tenant is prohibited from affixing or erecting any TV antenna, or satellite dishes, without the written permission of the Landlord.
14. Domesticated animals are permitted. Any damage that may result from said pet within the unit, to the exterior or on the common elements will be the tenant's responsibility to repair at their cost.
15. Tenant's vehicles must be both operable and currently licensed. Tenants agree to park their vehicles in assigned spaces and to keep those spaces clean of oil drippings. Tenants agree to advise their visitors about parking and taking responsibility for where their visitors park. Only those motorcycles that have exhaust muffling comparable to that of a passenger car are allowed. Tenants agree not to park boats, RV's utility trailers and the like of on the premises without first obtaining Landlord's written permission. Tenants agree not to repair their vehicles on the premises if such repairs will take longer than a single day unless the vehicle is kept in an enclosed garage.

**Applicants Initial(s)** \_\_\_\_\_

Rules and Regulation's Continued on page 4

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16. The Tenant(s) will not damage any part of the building, property or Leased Premises by moving furniture or other articles in or out of the said Leased Premises and the Tenant(s) agrees to indemnify the Landlord for any expense incurred as a result of damage so caused.
17. No Parking is permitted on the roadways of the property at any times.
18. Tenant(s) are not to park in visitor parking areas unless approved to do so by Management.
19. The tenant must check the exterior dryer vent for lint buildup. Furnace filters will be the tenant(s) responsibility for regular maintenance in addition to clearing of all exterior vents (for the hot water tank and furnace) of snow and ice during the winter months. The tenant(s) is responsible to clear all snow and ice in their driveway, front porch and front steps. Dehumidifier is the tenant(s) responsibility to provide, if warranted. It is the tenant(s) responsibility to follow the Emergency Procedure Card.
20. The Tenant shall not alter the locking system on a door giving entry to said leased premises or complex or cause the locking system to be altered without the written consent of the Landlord.
21. The temperature dial of the water heater is not to be set any higher than **A**. Doing so can result in the pressure valve opening and releasing water onto the basement floor. Any damage as a result of doing so will be at the tenant's expense.
22. Effective January 1, 2019 and for the duration of the tenancy thereafter, tenants, occupants, guests, business invitees or visitors of the rented premises shall not engage in the cultivation, production, sale or distribution of cannabis in the rented premises. A breach of this rule shall be sufficient basis for the landlord to seek termination of the tenancy. If there are Human Rights Code issues where cultivation of Cannabis is deemed necessary to accommodate the needs of a tenant or occupant of the Rented Premises, such activity shall not be conducted at the Rented Premises without further discussion with the Landlord to ensure residents health and safety.
23. The common areas and facilities shall be used in accordance with the rules and regulations for such areas and facilities in effect from time to time.
24. The Tenant covenants and agrees to comply with each of the rules and regulations as they may from time to time be amended, modified or added to upon notice to the Tenant.

**Applicants Initial(s)** \_\_\_\_\_