

STUDIOS ALBERTA LTD. LEASE

The Landlord's name is: **Studios Alberta Ltd., operating as (Project Name) Studios**

The Landlord's agent is: **Colin Lowden or Yvonne Dean**

The Landlord's address is: **PO Box 4692 Ponoka, Alberta, T4J 1S4**

The Landlord's phone number is: **1-888-963-5698**

The Landlord's email address is: info@studiosalberta.com

The Tenant's name is: _____.

The Tenant's Phone Number is: _____.

The Tenant is renting (Project Name) Studios suite number ____, (Address

This is a monthly periodic tenancy commencing _____, **1, 2022**, and tenancy shall be extended on a month to month basis thereafter until terminated by either the Landlord or the Tenant.

The Tenant may terminate this Lease by giving the Landlord at least one month's written notice. Such notice must be given before the commencement date of a tenancy month to be effective at the end of a tenancy month.

The Landlord may terminate this Lease

- (a) by giving the Tenant at least three (3) months' written notice, or
- (b) if the Tenant has breached any term of the Lease, by giving the Tenant notice as prescribed by the *Residential Tenancies Act*, Sections 29 or Section 30.

The rent is \$ **500.00** per month payable on the first of each month. The rent will be paid

- (a) by Assignment from AISH payments, OR
- (b) by trustees' third-party payment, OR
- (c) by post-dated cheques, OR
- (d) by monthly e-mail transfer to info@studiosalberta.com.

the arrangements for which must be in place before possession. Payments are to be made to Studios Alberta Ltd., o/a (Project Name) Studios. By this Lease, the Tenant gives permission to AISH and/or the Tenant's trustee to advise the Landlord if the Tenant cancels or amends the Assignment or Direction.

If the Tenant moves in before the date tenancy begins, daily pro rata rent will be charged, based upon the monthly rent.

A Security Deposit of \$ **500.00** is payable before possession. Interest on the Security Deposit will be calculated according to the *Security Deposit Interest Rate Regulation* and paid to the Tenant at the end of the tenancy.

The Tenant shall be responsible for any bank charges incurred by the Landlord in the event rent payments are returned for insufficient funds, and shall reimburse the Landlord at the rate charged by the Landlord's financial institution.

The Landlord maintains the right to charge a late fee if rent is not paid on or before the first day of each month.

The suite is for single occupancy by the Tenant only. The Lease is not assignable nor is subletting allowed.

The Tenant is responsible for connection, disconnection and payment of electricity service, commencing with the day the Tenant takes possession of the premises. The Landlord supplies water. The Tenant shall be responsible for the costs of electrical service until the last day of the tenancy.

The Landlord is not supplying exterior electrical plugs. Cars may not be "plugged in". If the Tenant requires a parking space, a monthly parking charge of \$15.00 will be charged in addition to the rent.

The Landlord supplies the refrigerator and stove. The Tenant will keep them clean. The Landlord will maintain the appliances unless misused by the Tenant.

The Tenant must pay for any repairs or replacements to the suite, fixtures, appliances and common area resulting from any damage caused by the Tenant or the Tenant's guests. This includes plugged sinks or toilets or damaged windows, screens, doors, cabinets, light fixtures, HVAC units, smoke detectors, window coverings and so on.

The Tenant agrees to continue to be fully compliant and cooperative with mental health care workers, social workers or any other service providers who have agreed to provide the Tenant with continuing care.

The Landlord or the Landlord's agent or the Tenant's community worker may enter the suite without notice if there is an emergency or if the Tenant appears to have abandoned the suite or is absent for a prolonged period of time

The Landlord can enter the suite on 24 hours' notice to inspect the suite or conduct repairs within the suite or to show the suite to prospective Tenants, mortgagees or purchasers or for pest control.

_____ Tenant's initials

_____ Landlord's Agent's initials

The Tenancy created by this Agreement is governed by the *Residential Tenancies Act* and if there is a conflict between this Agreement and the Act, the Act prevails.

RULES OF STUDIOS ALBERTA LTD.

These Rules are made to keep (Project Name) Studios clean, safe, quiet and comfortable for all the tenants. Tenants who break the Rules will be evicted. The Landlord will have sole authority to decide if a tenant breaks the Rules. These Rules attach to and form part of the Lease, and violation of any of the Rules will be considered to be a substantial breach of tenancy.

1. Rent must be paid on time. **AISH assignments and trustee directions may not be cancelled without first advising the Landlord. Cancellation of assignments and/or trustee directions will be considered to be a substantial breach of tenancy.**
2. Pets are not allowed.
3. Illegal activities, including but not limited to, buying, selling or trading drugs (illegal, legally obtained or prescription drugs or narcotics) are not allowed. Illegal trades, businesses or occupations in the premises, the common areas or on the Landlord's property are not permitted.
4. Overnight guests are not allowed.
5. Use of cannabis (marijuana) for medical purposes ONLY is permitted, upon presentation to the Landlord of a medical document authorizing access to cannabis for medical purposes, signed by a qualified health practitioner. Once the authorized access expires, the Tenant is prohibited from using marijuana on the premises unless and until a new authorized access document is provided to the Landlord. Tenants wishing to use prescribed marijuana on Studios Alberta Ltd. premises will be required to pay a non-refundable fee of TWO HUNDRED DOLLARS (\$200.00) to cover any costs arising from such use.
6. Excessive noise, disturbing the peace, harassing, attacking, abusing or otherwise disturbing other tenants or just being a general troublemaker will not be tolerated.
7. Interfering with or hampering support workers, site managers or service providers or the Landlord or the Landlord's agents in carrying out their duties will not be tolerated.
8. Suites must be kept clean in accordance with instructions from the Landlord and/or the Tenant's community worker. This includes appliances.
9. Excessive use of utilities supplied by the Landlord is not allowed.
10. Abuse of the park area is not allowed. Goods or garbage must not be left there.
11. Disturbing or upsetting (Project Name) Studios area neighbours is not allowed.
12. General abuse of your suite or any other Studios Alberta Ltd. property is not allowed. **Tampering with fixtures, smoke detectors or equipment is not permitted. Failure to abide by this directive will result in eviction.**
13. Inoperable vehicles or bicycles will be removed at the Tenant's expense.
14. No exterior signs, placards, antennas, towers or satellite dishes are allowed.
15. Garbage must be kept well secured in appropriate bags and disposed of in the dumpster in accordance with instructions. Garbage is not to be placed around the dumpster, only in the dumpster.
16. Furniture or other items left in the courtyard or on the sidewalks outside of the Tenant's door or by the dumpster will be considered abandoned and will be removed at the Tenant's expense.
17. Only soffit nails or pins can be used to hang anything on the walls. The Tenant shall not use tape, tape-based material, adhesive material or "peel and stick" materials to affix anything to the walls or appliances without the prior approval of the Landlord. This includes adhesive picture hangers, peel and stick air fresheners, etc.
18. No structural alterations, painting, papering or redecorating; no electric wiring or heating units may be installed, and waterbeds are forbidden. **Space heaters are forbidden.**
19. Tenants must advise the Landlord of any problems within their suite in a timely manner. Tenants are not to carry out repairs of any sort themselves without the prior permission of the Landlord.
20. Tenants shall not interfere with the efficient operation of the heating/ventilating/air conditioning unit by placing furniture or other items too close to the unit, failing to clean the filters on a regular basis or otherwise impairing its operation of the unit.
21. No combustible or flammable liquids, substances or materials are allowed. **Portable barbecues are forbidden.**

- 22. The Tenant will advise the Landlord if they are to be absent for more than 7 days and allow the Landlord to inspect the premises in the Tenant's absence.
- 23. Locks must not be changed. Tenants may install a security device that can only be locked from the inside, but it must remain with the suite when the Tenant leaves.
- 24. Undesirable guests are not allowed on Studios Alberta Ltd. property. "Undesirable guests" are illegal drug users or dealers or purchasers; violent, unruly or disorderly people; people who have been barred from the property or people who cause disturbances or harass or otherwise disturb other tenants.
- 25. In the event of a lost key, the Landlord will provide a replacement key at a cost of \$25.00.

The Tenant acknowledges receiving a copy of this Lease and the Rules, signed by the Landlord's agent on the date indicated.

The Tenant by his/her signature shows he/she agrees to the terms of this Lease and agrees to obey the Rules.

Tenant

Landlord's Agent

Dated

DRAFT