

JANITORIAL SERVICES CONTRACT

THIS AGREEMENT made effective the _____ day of _____, _____.

BETWEEN:

[NAME OF CONDOMINIUM CORPORATION]
[address of condominium corporation]
(the "Corporation")

OF THE FIRST PART

- and -

[NAME OF JANITORIAL CONTRACTOR]
[address of contractor]
(the "Contractor")

OF THE SECOND PART

WHEREAS:

- A. The Corporation requires cleaning services (the "Services") for the common property of a building municipally described as _____ (the "Building");
- B. The Contractor wishes to provide such Services, on the terms and conditions hereinafter set forth.

NOW THEREFORE the parties hereto agree as follows:

1. The Contractor shall provide the Services to the standard of a first class condominium building in the city of _____. The Contractor shall provide all labour and cleaning supplies to complete the Services as more particularly described on the attached Schedule "A". The Corporation shall supply a vacuum cleaner and light bulbs of a size and wattage appropriate for the light fixtures located in the common areas of the Building. Repairs to the vacuum required due to negligence or misuse by the Contractor shall be the responsibility of the Contractor.
2. The Contractor shall be responsible for complying with all regulatory requirements in the performance of the Services, including compliance with Workers' Compensation Act requirements and payment of any and all income taxes and other employer/employee deductions.
3. The Contractor shall indemnify and hold harmless the Corporation for any damages or injuries to the Contractor, his employees, agents and assignees and to third parties which may result from the performance of the Services.
4. The Corporation shall pay the Contractor the sum of _____ Dollars (\$_____) per month for the provision of the Services, [plus applicable sales tax / G.S.T.].

THIS IS A 3-PAGE AGREEMENT.