

TENANCY AGREEMENT (NORTHERN TERRITORY)

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

BETWEEN:

LANDLORD: [NAME OF LANDLORD]
[address]

- and -

STUDENT: NAME: [NAME OF STUDENT]
ADDRESS: [address]
PHONE: [telephone number(s)]
COURSE:
STUDENT ID#:
EMAIL:

IT IS HEREBY AGREED BETWEEN THE PARTIES AS FOLLOWS:

1. Definitions

1.1 Wherever used in this Agreement, the following words and phrases shall have the meanings hereinafter set out, unless the context otherwise requires:

- (a) "Building" means [NAME OF BUILDING];
- (b) "Commencement Date" means the ____ day of _____, _____;
- (c) "Common Property" means that part of the Building designated by the Landlord for common use by all students who are residents of the Building;
- (d) "Expiry Date" means the ____ day of _____, _____;
- (e) "Furniture" means the furniture, appliances and other items listed in Schedule "C" attached hereto;
- (f) "Premises" means Room ## of Suite ##, together with the Furniture;
- (g) "Rent" means the amount specified in Schedule "A" attached hereto;
- (h) "Rental Bond" means the rental bond amount specified in Schedule "A" attached hereto;
- (i) "Rules" means the rules and regulations pertaining to the Building, issued from time to time by the Landlord;
- (j) "Shared Facilities" means the facilities set out in Schedule "B" attached hereto;
- (k) "Suite" means Suite Number ##, situate in the Building;
- (l) "Term" means the period commencing on the Commencement Date and ending on the Expiry Date;
- (m) "University" means [NAME OF UNIVERSITY].

2. Licence for Use

2.1 *Extent of Licence:* Landlord grants Student a licence to use:

- (a) the Premises;
- (b) the Shared Facilities in common with the residents of other rooms in the Suite; and
- (c) the Common Property in common with other residents of the Building.

2.2 *Term of Licence:* The licence granted by this Agreement commences on the Commencement Date and ends on the Expiry Date unless it is terminated earlier in the manner specified in this Agreement.

2.3 *Payments by the Student:* The Student agrees to pay to the Landlord the following:

- (a) Rent in the manner specified in Schedule "A";
- (b) Prior to the Commencement Date, the Rental Bond, which may be held by the Landlord until the Expiry Date or earlier termination of this Agreement;
- (c) A late fee of \$###.## per [day/week] for every [day/week] any Rent payment is late.

2.4 *Deduction from the Rental Bond:*

- (a) The Landlord may deduct and retain from the Rental Bond any amounts that, in the opinion of the Landlord, are owing by the Student to the Landlord from time to time for arrears of fees or Rent, or in respect of any breach on the part of the Student of the terms and conditions of this Agreement, and including any costs incurred by the Landlord as a result of a breach by the Student of his/her obligations under Section 3.
- (b) If an amount is deducted from the Rental Bond by the Landlord in the manner allowed under this Agreement, the Student must pay the Landlord on request an amount sufficient to replace the amount so deducted.

THIS IS A 5-PAGE AGREEMENT.

Initials: _____