

RESIDENTIAL LEASE AGREEMENT (New Brunswick)

IMPORTANT INFORMATION: The Landlord and Tenant may consult with a rentalsman on questions concerning this Standard Form of Lease and their rights and obligations. Each landlord of residential premises must provide two (2) duplicate originals of this Standard Form of Lease for the Landlord and the Tenant to sign. No part of this Standard Form of Lease is to be altered or deleted, but an addition may be included, where both Landlord and Tenant agree, in the blank space provided in Section 10.

Parties

1. THIS LEASE IS MADE IN DUPLICATE BETWEEN:

[NAME OF LANDLORD] (the "Landlord")
[street address]
[city / town], New Brunswick, [postal code]
[phone number(s)]

- and -

[NAME OF TENANT] (the "Tenant")

Premises

2. THE LANDLORD AGREES TO LEASE TO THE TENANT AND THE TENANT AGREES TO LEASE FROM THE LANDLORD THE FOLLOWING PREMISES:

[street address of Premises, including suite # if applicable]
[city / town], New Brunswick, [postal code]

Superintendent or Property Manager: *[if applicable]*
[NAME]
[city / town], New Brunswick, [postal code]
[phone number(s)]

Term and Termination

- 3.(a) THE LANDLORD AND THE TENANT AGREE THAT THE TENANCY IS TO BEGIN ON [INSERT COMMENCEMENT DATE OF LEASE] AND IS TO TERMINATE ON [INSERT TERMINATION DATE OF LEASE]. No notice of termination is necessary because the date of termination is fixed.

OR

- (b) THE LANDLORD AND THE TENANT AGREE THAT THE TENANCY IS TO BE A PERIODIC TENANCY AND IS TO BEGIN ON [INSERT COMMENCEMENT DATE OF LEASE] and is to run: *(select one)*
- (i) from week to week, and a written notice of termination is to be served at least one (1) week before the expiration of any such week, to be effective on the last day of the week;
OR
 - (ii) from month to month, and a written notice of termination is to be served at least one (1) month before the expiration of any such month, to be effect on the last day of that month;
OR
 - (iii) from year to year and a written notice of termination is to be served at least three (3) months before the expiration of any such year to be effective on the last day of that year.