

# RESIDENTIAL TENANCY AGREEMENT

THIS AGREEMENT made effective as of the [##] day of [MONTH], [YEAR].

BETWEEN:

[NAME OF LANDLORD]  
[FULL ADDRESS]  
(the "Landlord")

- and -

[NAME(S) OF TENANT(S)]  
[FULL ADDRESS]  
(the "Tenant")

## 1. Premises

IN CONSIDERATION of the representations made in the rental application tendered by Tenant, and the rent reserved herein and the covenants herein contained, Landlord hereby rents to Tenant and Tenant hereby rents from Landlord the premises designated as Suite / Unit #\_\_\_\_\_ in the building known as \_\_\_\_\_ (the "Building"), \_\_\_\_\_ [insert street address], \_\_\_\_\_ [city/town], Saskatchewan (the "Premises"), subject to the terms and conditions hereinafter set forth.

## 2. Application of Residential Tenancies Act

The provisions of this Agreement and any changes or additions to or replacements of its terms may not contradict or alter any right or duty of a party under the Residential Tenancies Act (the "Act") or a regulation made under the Act, and to the extent that a provision of this Agreement does contradict or alter a right or duty under the Act or a regulation, that provision shall be void.

## 3. Occupants and Use of Premises

Tenant shall use the Premises for residential purposes only. The following persons will be allowed to occupy the Premises:

Name	Date of Birth

No other or additional persons are allowed to live in the Premises with the prior written consent of Landlord.

## 4. Landlord's Agent

The current property manager / agent for Landlord is:

Name:  
Address:

Phone No.:  
Cell / Pager:  
Email:

**5. Term of Tenancy**

The tenancy created hereunder shall commence on the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ and shall run [choose the appropriate option and delete the other options:] from month to month **OR** from year to year **OR** until Landlord or Tenant gives proper notice to terminate the tenancy.

**6. Rent**

Tenant will pay rent of \$\_\_\_\_\_ per month, which is to be paid on the first day of each calendar month during the term of this Agreement. Rent payments may be paid by cheque, pre-authorized debit or money order. **Cash will not be accepted under any circumstances.**

The prorated rent from the commencement of the term to the first day of the following [MONTH/WEEK] is \$\_\_\_\_\_, which amount shall be paid at the execution of this Agreement.

All rent payments and other payments to be made hereunder shall be made by mail or personal delivery to [choose appropriate option and delete the other:] Landlord **OR** Landlord's agent at \_\_\_\_\_ [insert address to which rent payments are to be made], or such other address as Landlord may from time to time designate in writing to Tenant. If rent payments are being sent by regular mail, Tenant is responsible for ensuring that such payments are mailed with sufficient time to allow delivery by the 1<sup>st</sup> day of the month. Tenant will be issued a receipt for each rent payment made hereunder.

**7. Other Charges**

If Tenant fails to pay the rent in full by one (1) day following the date it is due, Tenant will be assessed a late charge of \$25.00. Landlord reserves and in no way waives the right to insist on payment of the rent in full on the date that it falls due.

**8. Rent Increases**

**Landlord shall give Tenant three (3) months' prior notice of any rent increase.**

**9. Security Deposit**

*[Note to Landlord: The security deposit must not exceed 1 week's rent, if the tenancy is week-to-week, or 1 month's rent for longer tenancy periods.]*

A security deposit of \$\_\_\_\_\_ collected from Tenant shall be held by Landlord as security against loss from damage, nonpayment of rent, or any other breach of this Agreement by Tenant. The security deposit paid to Landlord or Landlord's agent with respect to the Premises shall be held by Landlord in trust for Tenant in accordance with the Act.

Upon the termination of the tenancy and Tenant's moving out of the Premises, Landlord has seven (7) business days to return the security deposit with interest thereon, get written consent from Tenant to keep the security deposit and interest, or apply to the Rentalsman to settle any dispute regarding the security deposit. Tenant may also apply to the Rentalsman for assistance in obtaining the security deposit with interest, if the security deposit has not been rightfully returned.

**THIS IS A 20-PAGE PACKAGE OF DOCUMENTS (INCLUDING MOVE-IN / MOVE-OUT CHECKLIST).**