

JANITORIAL SERVICES CONTRACT

THIS AGREEMENT made effective the _____ day of _____, _____. (the "Contract")

BETWEEN:

[NAME OF BUILDING OWNER OR PROPERTY MANAGER]
(the "Company")

OF THE FIRST PART

- and -

[NAME OF JANITORIAL CONTRACTOR]
(the "Contractor")

OF THE SECOND PART

WHEREAS:

- A. The Company requires cleaning services as set out in Schedule "B" hereto (the "Services") for a commercial office building municipally described as _____ [name of building], located at _____ [address of building] (the "Building");
- B. The Contractor wishes to provide the Services for the Building, on the terms and conditions hereafter set out.

NOW THEREFORE the parties hereto agree as follows:

1. The Contractor shall provide the Services in a proper and skilful manner and to a professional standard as described in detail in the attached Schedule "A", which is incorporated herein by reference. The Contractor shall provide all labour and cleaning supplies to complete the Services as described in detail in the attached Schedule "B", which is incorporated herein by reference. The Company shall supply a vacuum cleaner(s) 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 cleaner(s) shall be the responsibility of the Contractor.
2. The Company shall provide the Contractor with such offices, storage facilities with proper locks, and staging area for the performance of duties as may be mutually agreed upon between the parties. The Company shall also provide adequate trash disposal facilities.
3. The Company shall pay the Contractor the sum of _____ Dollars (\$[#,###.##]) per month for the provision of the Services, plus applicable taxes. [Reference applicable taxes in your area, e.g. GST, VAT, etc]. The Contractor shall invoice the Company at the start of each month, and the Company shall remit payment within ___ days of receipt of the Contractor's invoice.
4. This Contract shall commence on the [##] day of [month], [year] and shall terminate on the [##] day of [month], [year]. The Company has the sole discretion to determine whether the Contract shall be renewed for a further term. Such renewal shall be in writing and may be negotiated under new terms and conditions by either party. Any such renewal shall constitute an addendum to this Contract.
5. The Contractor shall perform in all respects as an independent contractor and not as an employee or agent of the Company. However, because the Contractor's work may be associated in the minds of the public with the Company, the Contractor shall ensure that its employees, subcontractors and agents perform in an orderly, responsible and courteous manner. The Contractor is solely responsible to ensure that its employees and those of its subcontractors and suppliers who are not citizens of _____ [country] hold all documentation required under federal immigration law to allow them to be lawfully employed in _____ [country].

