

ROOMING AGREEMENT TO RENT SINGLE ROOM

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

BETWEEN:

[NAME OF LANDLORD]
an individual residing at [address] in the Province of Alberta
(the "Landlord")

- and -

[NAME(S) OF TENANT]
an individual residing at [address] in the Province of Alberta
(the "Tenant")

1. Premises

Subject to the following terms and conditions, Landlord does hereby rent to the Tenant a bedroom measuring approximately _____ square meters (the "Room"), on the ____ floor of the residence located at _____ [insert street address], _____ [city/town], Province of Alberta (the "Premises").

2. Term and Termination

The tenancy created under this Agreement shall commence at 12:00 noon on _____ [commencement date] and shall continue thereafter on a [choose appropriate option: month-to-month / week-to-week] basis. The tenancy may be terminated by either party giving ____ days [the notice should be 7 days for a weekly tenancy, 30 days for a monthly tenancy] written notice to the other party.

3. Rent

Tenant shall pay to Landlord a [choose appropriate option: monthly / weekly] rent of \$_____ payable in advance on the [choose appropriate option: first (1st) day of each month / first business day (Monday) of each week]. If the commencement of the tenancy hereunder does not fall on the first [business] day of the [month / week], Tenant shall pay Landlord the [monthly / weekly] rent less a pro-rated amount of \$_____ per day for each day of the [month / day] that Tenant does not reside on the Premises.

4. Late Charges

If Tenant fails to pay the rent in full within five (5) days after it is due, Tenant shall pay Landlord a late charge of **\$25.00**. Notwithstanding the foregoing, Landlord does not waive the right to demand payment of the rent in full on the day it is due.

5. Dishonored Cheque Charges

In the event any cheque offered by Tenant to Landlord in payment of rent or any other amount due under this Agreement is returned for lack of sufficient funds or a closed or nonexistent account, Tenant shall pay Landlord a dishonored cheque charge in the amount of **\$25.00**.

6. Security Deposit

Upon signing this Agreement, Tenant shall pay to Landlord a security deposit of \$_____ [this amount should not be more than the rent for one rental period – i.e. one month's rent for a monthly tenancy, one week's rent for a weekly tenancy.]. Tenant may not, without Landlord's prior written consent, apply this security deposit to rent or to any other sum due under this Agreement. Within fourteen (14) days after Tenant has vacated the Room, Landlord shall furnish Tenant with an itemized written statement of the basis for, and

the amount of, any deductions from the security deposit. Landlord may withhold only that portion of Tenant's security deposit necessary: