

TENANCY AGREEMENT (VICTORIA)

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.

THIS IS A 5-PAGE DOCUMENT.

Initials: _____