

## TENANCY AGREEMENT (WESTERN AUSTRALIA)

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: \_\_\_\_\_