

RENT:

3. (a) The tenant agrees to pay rent to Prairie Pioneers Independent Housing Inc. on or before the 1st day of every month **by CAFT (Customer Automatic Fund Transfer), cheque, or cash**

Amount: **\$600.00**

Effective **Date**

(b) Prorated Rent: If the Lease begins on a day other than the first day of the month, The Tenant shall pay PPIH the prorated amount of \$_____ for the period of ___/___/20___ to ___/___/20___.

(c) The Rent includes the following appliances & services: Stove, Refrigerator, Garbage Removal, Parking, and Lawn Care.

UTILITIES AND CHARGES:

4. (a) The Tenant shall pay to PPIH any service charges resulting from an item returned by the Tenant's banking institution.

(b) The Tenant shall pay all utilities and service charges that are not included in the Rent. The following utilities are the responsibility of the Tenant:

Electricity (City of Swift Current)
Heating/Gas (Sask Energy)
Water & Sewer (City of Swift Current)
Telephone (Tenant's choice)
Cable (Tenant's choice)

Failure to pay Electricity, Heating/Gas, Water & Sewer is a breach of this Lease. PPIH may pay these charges and collect from the Tenant in the same manner the Rent is collected.

(c) The Tenant shall pay any amount that PPIH is permitted to recover from the Tenant for damages or otherwise pursuant to *The Residential Tenancies Act, 2006* and any subsequent amendments.

SECURITY (DAMAGE) DEPOSIT:

5. (a) The Tenant shall pay **\$600.00** to be held by PPIH as a security deposit. Half is due at the time of signing and the balance no later than 60 days after the 1st day of Occupancy

(b) The Tenant may provide a letter of guarantee from the Ministry of Social Services for a portion or all of the security deposit.

(c) Where the letter of guarantee from the Ministry of Social Services covers only a portion of the security deposit, the Tenant shall pay the remainder as set out in clause (5)a.

(d) If the letter of guarantee from the Ministry of Social Services is withdrawn, PPIH shall provide written notice to the Tenant that payment of the security deposit is required. The Tenant shall pay 50 % of the security deposit within one month of their receipt of that notice and the remaining balance within three months of their receipt of that notice.

(e) When the Tenant vacates the Rental Unit at the end of the Lease, the security deposit will be handled in accordance with the Act.

RENT REVIEW & INCREASES:

6. PPIH reserves the right to review rental rates periodically.

Notice of changes to Rental rates will be administered in accordance with *The Residential Tenancies Act, 2006*. Tenants will be given six months written notice of any Rental increases.

INSURANCE:

7. The Tenant should maintain an insurance policy to insure their belongings against loss from water, fire, theft, and third party liability insurance. Third party liability insurance helps with the cost when the Tenant accidentally causes damage to someone else's property. Some Insurance policies also cover the cost if you need to relocate because there has been a fire or flood. PPIH is not responsible to pay for or provide alternative accommodation if the Tenant is required to relocate. PPIH will not pay for loss to any person or loss of property owned by the Tenant that happens in connection with the Rental Unit, the building and its facilities, the grounds and parking lot unless caused by the negligence of PPIH.

POSSESSION:

8. If the Tenant fails to take possession of the Rental Unit on the possession date or abandons the Rental Unit without proper termination of this Lease, PPIH may take possession of the Rental Unit without notice and re-let the Rental Unit. PPIH has the right to recover from the Tenant outstanding Rent, any lost Rent caused by the Tenant failing to take possession or abandoning the Rental Unit, and all claims for damages.

PARKING:

9. Any parking stall assigned to the Tenant shall be used solely for parking one operable and licensed vehicle. The Tenant shall not use the parking stall or parking lot to repair any vehicle without prior written consent of PPIH.

TENANT TO NOTIFY SPONSOR OF DEFECTS:

10. The Tenant shall immediately inform PPIH of:
 - (a) Any fault, defect or deficiency in the Rental Unit or the building or lands pertaining to the Rental Unit; or
 - (b) Any pest, including but not limited to ants, cockroaches, bedbugs, mice or other vermin, in the Rental Unit or the building pertaining to the Rental Unit.

TENANT TO CO-OPERATE:

11. The Tenant shall fully co-operate with PPIH in the treatment of pests.

ALTERATIONS:

12. The Tenant shall not make any alterations or additions to the Rental Unit without the prior written consent of PPIH.
 - (a) Any alterations or additions made to the Rental Unit without the consent of PPIH shall be considered damages.
 - (b) Upon termination of the Lease, the Tenant shall reverse any approved alterations, or additions made to the Rental Unit at their own expense. PPIH may allow the alterations or additions to

remain after the Lease is terminated, in which case the alterations shall become the property of PPIH without any compensation whatsoever to the Tenant.

SUBLET:

13. The Tenant shall not assign or sublet the Rental Unit or any portion of it

TERMINATION SERVING NOTICE:

14. Either party may end this Lease in accordance with the Act. Notice must be given on or before the last day of a month to be effective on the last day of the following month. PPIH may deliver the notice to the Tenant in person. The Tenant may deliver the notice to PPIH at the address provided in clause 19.

Alternatively, either party may deliver the notice:

- (a) By ordinary mail, which is deemed delivered 3 days after it is postmarked and by posting a copy on the entrance door; or
- (b) By email (if email addresses are provided), which is deemed to be delivered one day after the email is sent; or
- (c) By fax (if fax numbers are provided), which is deemed to be delivered the day after it is sent; or
- (d) By any other method permitted by the Act or by the regulations made under the Act.

TERMINATION BY PPIH:

15. PPIH may terminate this Lease by giving the Tenant written notice of termination:

- (a) On or before the last day of one month of the tenancy to be effective on the last day of the following month of tenancy if:
 - The Tenant has given or gives false information to PPIH or conceals or attempt to conceal income;
 - The Tenant fails to provide verification of income as required
 - The Tenant breaches or fails to comply with any clause in the Lease; or
 - Any other reason for termination permitted by the Act.
- (b) Immediately, as permitted by Standard Conditions of the Act.

CHANGES IN MUTUAL RIGHTS AND DUTIES:

16. No change shall be made to the Lease unless agreed to in writing by both parties.

Delay or failure to exercise any right or duty under this Lease or applicable law by either party shall not constitute waiver or renunciation in whole or in part.

STANDARD CONDITIONS:

17. As provided by the Act, this Lease is subject to the Standard Conditions attached as Schedule A. The Landlord as indicated in Schedule A is PPIH.

TENANT'S REGULATIONS:

18. The Tenant has received, read, and understood the Tenant's Regulations attached as Schedule B and agrees to comply with the Regulations.

CONTACT & NEXT OF KIN INFORMATION (must be provided)

19. For the purpose of this Lease, the address of PPIH shall be:

#80 300 Central Ave S
Swift Current, Saskatchewan
S9H 3G3

Telephone Number: 306-778-6491

Fax Number: 306-773-3659

Email Address: ppih@sasktel.net

Telephone number for emergency repairs: 306-778-6491 (after hours we have an on call roster dispatched by the answering service)

20. The Tenant must complete a Next-of-Kin form attached as Schedule C.

ACKNOWLEDGMENT BY TENANT:

21. The Tenant acknowledges receipt of a copy of this Lease.

By signing below, PPIH agrees to lease the Rental Unit to the Tenant, the Tenant agrees to pay the rent, PPIH and the Tenant agree to honour all the terms and conditions of the Lease.

Date

Prairie Pioneers

Date

Tenant

Date

Tenant