

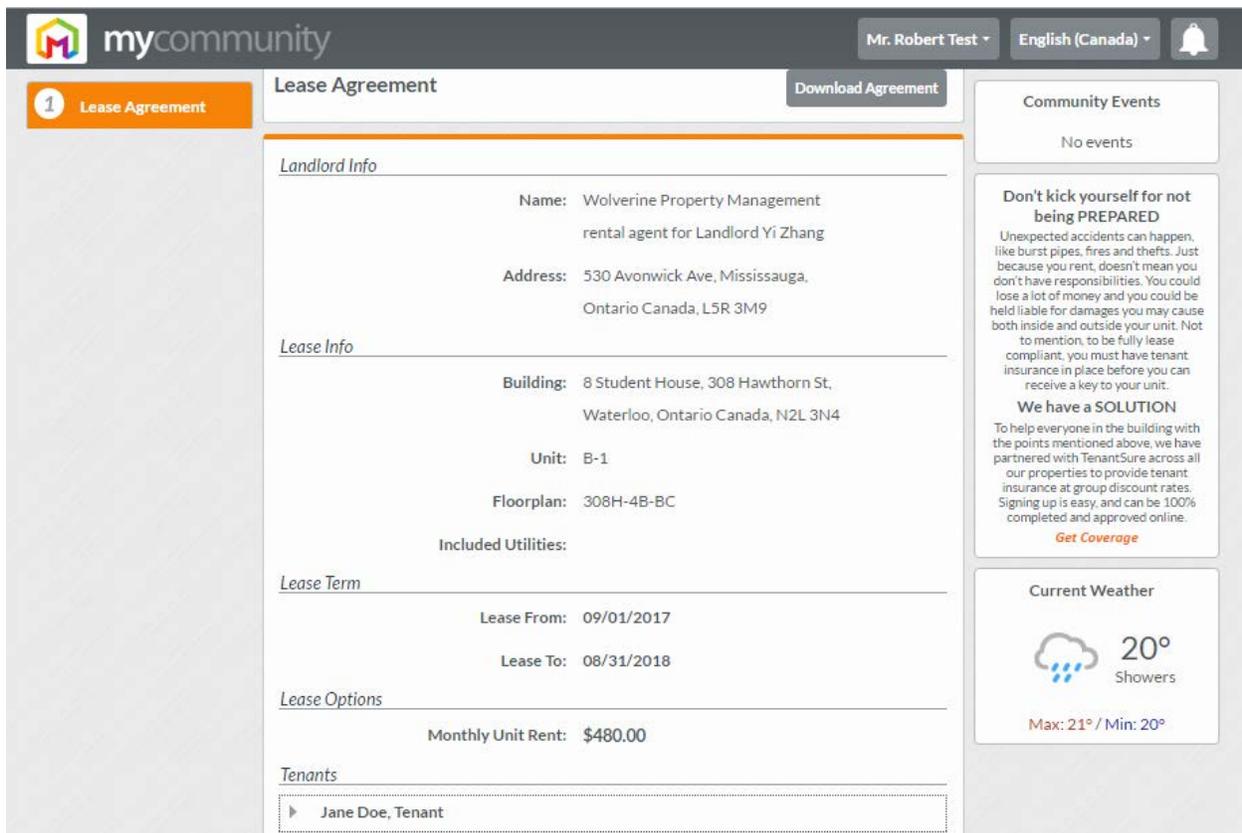
## GUARANTOR PORTAL

### LEASE AGREEMENT

Please ensure that all the information on the screen under Landlord Info, Lease Info, Lease Terms, Lease Options and Tenants is correct.

Please **read carefully** through the entire LEASE AGREEMENT before signing.

To complete the LEASE AGREEMENT you must agree to the terms in each section by either checking a check box, or signing your name and date.



**1 Lease Agreement** | Lease Agreement | Download Agreement

**Landlord Info**

Name: Wolverine Property Management  
rental agent for Landlord Yi Zhang

Address: 530 Avonwick Ave, Mississauga,  
Ontario Canada, L5R 3M9

**Lease Info**

Building: 8 Student House, 308 Hawthorn St,  
Waterloo, Ontario Canada, N2L 3N4

Unit: B-1

Floorplan: 308H-4B-BC

Included Utilities:

**Lease Term**

Lease From: 09/01/2017

Lease To: 08/31/2018

**Lease Options**

Monthly Unit Rent: \$480.00

**Tenants**

Jane Doe, Tenant

Community Events: No events

**Don't kick yourself for not being PREPARED**  
Unexpected accidents can happen, like burst pipes, fires and thefts. Just because you rent, doesn't mean you don't have responsibilities. You could lose a lot of money and you could be held liable for damages you may cause both inside and outside your unit. Not to mention, to be fully lease compliant, you must have tenant insurance in place before you can receive a key to your unit.  
**We have a SOLUTION**  
To help everyone in the building with the points mentioned above, we have partnered with TenantSure across all our properties to provide tenant insurance at group discount rates. Signing up is easy, and can be 100% completed and approved online.  
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**Current Weather**  
20° Showers  
Max: 21° / Min: 20°

The following pages are to show exemplify the pages that will require careful reading and signing.

The screenshot shows the 'mycommunity' portal interface. At the top, there is a navigation bar with the user's name 'Mr. Robert Test', the language 'English (Canada)', and a notification bell. A sidebar on the left has a '1 Lease Agreement' button. The main content area is titled 'Terms' and contains several sections:

- Terminating the Tenancy:** A paragraph explaining the 90-day notice requirement, followed by a red-circled checkbox labeled 'I agree to the Terms'.
- Appliances:** A list of appliances (Kitchen, Stove, Refrigerator, Microwave, Laundry, Washer, Dryer, Other, Furnace, Hot Water Heater) with a red-circled 'Enter Your Initials' input field below.
- Condition of Premises:** A paragraph about the landlord's maintenance obligations.
- Rent Due Date:** A paragraph about the 1st day of the month payment schedule, with a red-circled 'Enter Your Initials' input field below.
- Schedules:** A paragraph about attached schedules, with a red-circled 'Enter Your Initials' input field below.
- Schedule 1: Lease Agreement Details**  
**Schedule 1: Lease Agreement Details**  
RENTAL PAYMENTS

On the right side, there are three informational boxes: 'Community Events' (No events), 'Don't kick yourself for not being PREPARED' (warning about accidents and insurance), and 'Current Weather' (20° Showers, Max: 21° / Min: 20°).

**IMPORTANT:** Carefully read over the separate sections. Type in your Initials where needed.

Your **initials** are the **first letter** of your **first** and **last name**.

For example, the portal image above is for a Mr. Robert Test.

The initials would be: RT

mycommunity
Mr. Robert Test ▾ English (Canada) ▾

1 Lease Agreement

### Schedule 1: Lease Agreement Details

#### Schedule 1: Lease Agreement Details

**RENTAL PAYMENTS**

(a) Rental cheques are payable to Wolverine Property Management.

(b) If POST-DATED cheques (11 in total) are to be provided, the tenant agrees to supply them to LANDLORD before being granted entry to the premises. Last month's rent must be dated to coincide with the lease agreement date, and all other cheques (11 in total) must be dated successively starting with the first day of the first month of the lease start. Otherwise, TENANT must be registered in the Landlord's Online Portal and have set-up a payment method within this Online Portal acceptable to the Landlord, prior to gaining access to the rented premises. If TENANT stays on for a further 12-month term, 12 post-dated cheques are then required for the 12-month period or the Tenant must be registered in the Landlord's Online Portal and have set-up a payment method within this Online Portal acceptable to the Landlord.

(c) (i) Rent is required at LANDLORD's or LANDLORD'S AGENT's office on or before the date the rent is due. Where rent is paid after the due date and within the first five days of the month, the TENANT shall pay the sum of the Total Monthly Rent, plus late fees as described in Schedule 2 - Damage/Other Charges.

(ii) Arrears of rent shall bear interest at the rate of 2% per month compounded monthly calculated from the date following the date upon which the rent is due until paid and such interest shall be deemed as rent hereunder.

(iii) The TENANT hereby grants permission to LANDLORD to record and use information about the TENANT obtained during the course of the tenancy for the purposes of enforcing any term of this Tenancy Agreement and to obtain a Consumer Report in the event the TENANT is in arrears of rent or wishes to renew this Tenancy Agreement.

(d) (i) All payments of arrears are to be made by money order, certified cheque or e-Transfers only, unless otherwise directed by LANDLORD. Acceptance of other forms of payment from time to time by LANDLORD, his agent or employee shall not be deemed a waiver of this term.

(ii) If any payment is not honored at the bank upon which it is drawn, TENANT shall pay to LANDLORD, in respect of the dishonored payment, the corresponding charge noted in Schedule 2 - Damage/Other Charges as a service and administrative charge for each dishonored payment in addition to the aforementioned payment.

(e) TENANT agrees to deposit with LANDLORD the equivalent of a month's rent or Total Monthly Rent (last month's rent) as prepaid rent to be applied toward payment of the rent for the last rent period of the tenancy. In the event of a lawful rent increase, the Tenant shall pay an additional amount to increase the rent deposit in an amount equal to the increased Monthly Rental. The increased deposit may be paid by way of a credit by LANDLORD of interest due upon signing of the lease.

(f) It is further agreed between the parties that the rent chargeable pursuant to this Agreement and any statutory or other renewals thereof has been negotiated taking into account a reduction to allow for any future disruptions or inconvenience TENANT may experience as a consequence of LANDLORD carrying out its statutory obligations pursuant to the Residential Tenancies Act (R.T.A.) or any other provincial, federal or municipal legislation and therefore TENANT shall not seek damages or any abatement of rent in such circumstances.

**DELIVERY OF POSSESSION**

In the event LANDLORD is unable to give possession of the Rented Premises on the commencement of the term for any reason, including, but not limited to an over holding tenant, LANDLORD shall not be subject to any liability to TENANT or occupants and shall give possession as soon as LANDLORD is able to do so.

Failure to give possession on the date of commencement of the term shall not in any way affect the validity of this Tenancy Agreement. However, the rent payable under this lease will be adjusted so that TENANT will only be responsible for rent from the date of possession of the Rented Premises is delivered to the Tenant. The original Expiry Date of the term of the Lease will not be extended but if the Rented Premises is not delivered to TENANT within 30 days from the Beginning Date, either the TENANT, LANDLORD or LANDLORD'S AGENT may terminate this Lease by giving the other notice via e-mail.

If TENANT occupies the Rented Premises it shall be conclusive evidence that TENANT is satisfied with the physical condition of the Rented Premises. This agreement shall be enforceable against all Tenants named as such herein, regardless of whether such Tenant actually occupies the Rented Premises.

**CONDITION OF PREMISES**

On move-in day TENANT agrees to fill out an "Incoming Inspection" report noting any defects and or deficiencies in the condition of the Rented Premises and undertakes to notify LANDLORD, via e-mail, within seven (7) days of the commencement of the term of this Agreement of any major repairs and or deficiencies not addressed/missed in the "Incoming Inspection" report. TENANT agrees that there is no promise, representation or undertaking by or binding upon LANDLORD, with respect to any alteration, remodeling, decorating or installation of equipment or fixtures in the Premises. TENANT hereby agrees to maintain the Premises in the same condition as existed at the commencement

**Community Events**

No events

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**Current Weather**

20°  
Showers

Max: 21° / Min: 20°

mycommunity
Mr. Robert Test ▾ English (Canada) ▾

1 Lease Agreement

personal discomfort, however, LANDLORD shall carry out repairs with reasonable diligence. If TENANT hires a service person without the consent of LANDLORD, the bill of service will be the responsibility of TENANT.

**CARE OF RENTED PREMISES**

TENANT agrees to keep the Rented Premises in a reasonable state of cleanliness and shall be liable for the costs of repair of damage to the Rented Premises or residential complex caused by the willful or negligent conduct of TENANT, other occupants of the Premises or persons who are permitted in the residential complex by TENANT. TENANT shall also be responsible for replacing all light bulbs and unclogging of toilets. Should a plumber be required to unclog the toilet(s) and it is found to be TENANT'S fault, the charge for the plumber will be the TENANT'S responsibility. TENANT shall not make any alterations to, or decorate the Premises, without LANDLORD's prior written approval and shall, upon termination of tenancy, remove any alterations and decorating and restore the Premises to the same condition as it was in on the date of commencement of this Tenancy Agreement, reasonable wear and tear excepted. See Schedule 2 -Damage/Other Charges for charges that may apply.

**MAINTENANCE**

TENANT covenants to advise LANDLORD, via e-mail, of any repairs or maintenance required to be done by LANDLORD. It is agreed that any request for maintenance or repairs not made via e-mail shall not be the subject of any legal proceeding by TENANT against LANDLORD in a court of law or before a tribunal of competent jurisdiction. It is further agreed that, upon written notice to LANDLORD of any repairs or maintenance that LANDLORD is required to undertake by law or under this Agreement, TENANT, except in the case of an emergency, shall not call on any person not employed by LANDLORD to affect any repair or maintenance of the Premises.

**RIGHT OF ENTRY**

TENANT agrees that LANDLORD, at LANDLORD'S sole discretion, shall be entitled to enter the Premises for the purpose of making inspections, maintenance, repairs and alterations, including renovations and pest control measures, regardless of whether the tenant believes such inspections, repairs, renovations or measures are necessary, and LANDLORD shall not be treated as a trespasser for the purpose of such entry. Furthermore the TENANT agrees that LANDLORD may enter the Premises in the manner as specified under the R.T.A. for the purpose of exercising its rights to show or enter the suite hereunder or under the R.T.A. It is further agreed that LANDLORD'S exercise of a right of entry under this clause shall not constitute a breach of the covenant with the TENANT for quiet enjoyment of the Premises.

In such situation, LANDLORD shall make every reasonable effort to give TENANT 24 hours written notice outlining when LANDLORD will be entering the building and for what purpose. All notices from LANDLORD to TENANT will be delivered via e-mail or by text message.

TENANT may also consent to entry prior to any 24-hour notice given.

**FIRE**

TENANT shall not do, bring or keep anything in the Premises, or permit or suffer such act which will in any way create a risk of fire or increase the rate of fire insurance on the building or contents.

**ACCESS**

(i) The sidewalks, entry, passageways and stairways used in common shall not be obstructed or used for any purpose other than proper access to and from the Premises.

(ii) Bicycles shall be kept only in areas designated by LANDLORD and shall NOT be allowed inside individual rooms and/or public areas of the building not assigned for the purpose of bicycle storage.

(iii) LANDLORD shall have the right to limit access to the building by delivery services.

(iv) TENANT covenants and agrees not to damage or remove the shade trees, shrubbery, plants, hedges or any other tree or plant which may be in, upon or about the premises. TENANT agrees to be responsible for any costs imposed by municipality on LANDLORD as a result of failure to comply with this clause and agrees to pay forthwith any levy imposed.

**PAINTING AND ALTERATION**

(i) TENANT shall not permit the painting of any portion of the Premises, or erect or cause to be erected any structure in, about, or upon the Premises, or permit or make any alterations or changes in or about the Premises without the prior written consent of LANDLORD.

(ii) Wallpaper shall not be installed without the prior written consent of LANDLORD.

(iii) Spikes, hooks, screws, nails, or stick-on hangers shall not be put into or upon any woodwork or drywall of the Rented Premises.

(iv) No adhesive products or self-adhesive products shall be used within the Premises, including but not limited to: self-adhesive picture hangers, clothes hooks, refrigerator decorations and bathroom decals.

(v) See Schedule 2 - Damage/Other Charges for charges that may apply.

**ELECTRIC LIGHT BULBS**

LANDLORD shall furnish electric light bulbs in the fixtures installed by LANDLORD at the time TENANT takes

**Community Events**

No events

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Mr. Robert Test
English (Canada)

1 Lease Agreement

TENANT proposes to incur expense. In all cases of damage to property, however caused, TENANT shall notify his insurer of the damage and shall file a claim with his insurer for the full amount of the loss.

**IF PREMISES RENDERED UNFIT**  
 Except where the Premises are rendered unfit for the purposes of an "Act of God" or the negligence of LANDLORD, TENANT shall be liable for full payment of rent for the Premises, and shall be liable to reimburse and indemnify LANDLORD in respect of payments made or liable to be made by LANDLORD to any insurer or to any other person in respect of lost income and damages of any kind and shall be liable to pay the full Monthly Rental during the period when the Premises are unfit for the purposes of TENANT.

**INSURANCE**  
 TENANT shall, during the entire period of this tenancy and any renewal thereof, at his sole cost and expense, obtain and keep in full force and effect, TENANT liability insurance. While tenant content insurance is a good idea, it is optional and solely the responsibility of the TENANT. LANDLORD shall maintain fire insurance.

**SEVERABILITY**  
 If any term, covenant, condition or provision of this Tenancy Agreement or the application thereof to any person or circumstances to any extent is held invalid or unenforceable, the remainder of the Agreement, or the application of the term, covenant, condition or provision to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby and each term, covenant, condition or provision of this Agreement shall be valid and enforced to the fullest extent of the law.

**INDEMNIFICATION**  
 TENANT will indemnify and save harmless LANDLORD, LANDLORD's agents, servants and workman from and against any and all claims, suits, actions, damages, and causes of action arising from injury, loss of life, or damage to property sustained in or upon the Premises.

**GUARANTOR'S LIABILITY**  
 In consideration of the execution and delivery of this Tenancy Agreement by LANDLORD, GUARANTOR, as principal debtor, agrees to execute an agreement made collateral to this Tenancy Agreement which, upon execution by the Guarantor and LANDLORD, shall be deemed to constitute a part of and be incorporated into this Tenancy Agreement with the Guarantor deemed to be a party to this Tenancy Agreement. GUARANTOR further agrees that liability under this guarantee shall continue until such time as this Tenancy Agreement is terminated and the Guarantor continues to be liable and bound by the Guarantee during any renewals and extensions, statutory or otherwise, of the term of this Tenancy Agreement.

**OBLIGATIONS ARE JOINT AND SEVERAL**  
 Everything contained in this Tenancy Agreement shall extend to and be binding upon the respective heirs, executors, administrators, successors and permitted assigns of each party hereto. The provisions hereof shall be read with all grammatical and gender changes necessary and any singular reference to TENANT shall be deemed to include all tenants to this Agreement.

**ALL COVENANTS OF THE TENANTS HEREIN CONTAINED SHALL BE DEEMED TO BE JOINT AND SEVERAL OBLIGATIONS.**

I agree to the Terms

Community Events

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Schedule 2: Damage / Other Charges

<b>Schedule 2: Damage / Other Charges</b>	
Non-Sufficient-Funds (NSF) or Non-honoured Payment	\$ 75.00
Daily Rent Late Fee: (to a Maximum Monthly Total of 5 days)	\$ 10.00 daily
Lease Reassignment/Sublease	\$ 100.00
Access card, Key replacement, Lock Access Code change	\$ 75.00 ea.
Unlock door	\$ 75.00
Replace missing sink stopper	\$ 25.00
Appliance cleaning	\$ 200.00 ea.
Suite cleaning	\$ 300.00
Damage to furniture, appliances or TV	\$ 200.00
Removal of facks, tape, nails, etc. from room surfaces	\$ 150.00
Repairing room walls and ceilings	\$ 300.00
Paintwork	\$ 150.00

**IMPORTANT:** Be sure to carefully read through and check the box at the end of each section.

Mr. Robert Test
English (Canada)

1 Lease Agreement

tenant caused plumbing repairs (plugged toilets, etc.) \$ 200.00

Broken door \$ 250.00-\$500.00

Broken lock or door closure \$ 250.00

Broken kitchen/bathroom cabinet door \$ 150.00

Broken window/glass \$ 200.00

Broken/missing window screen / mirror \$ 95.00

Broken blind \$ 150.00

Damaged or missing smoke detectors \$ 225.00

Extra utility cost (monthly) for the use of portable electric heaters, hot plates, or portable/window air conditioners \$ 5.00

Replacement Costs (if supplied by Landlord)

<b>Bedroom</b>	Bed frame and headboard	\$ 380.00
	Mattress	\$ 280.00
	Night table	\$ 140.00
	Desk with hutch	\$ 320.00
	Blinds on windows	\$ 405.00
	Closet Organizer/Shelf	\$ 320.00
<b>Living Room</b>	Sofa or Love-seat	\$ 720.00 ea.
	Coffee or End table, TV Remote	\$ 140.00 ea.
	Flat Screen TV	\$ 1,000.00
	Entertainment table	\$ 250.00
<b>Kitchen</b>	Stool or chair	\$ 200.00 ea.
	Refrigerator or Stove	\$ 1,500.00 ea.
	Microwave oven	\$ 350.00
<b>Bathrooms/Laundry</b>	Vanity with storage capacity	\$ 500.00
	Washer or Dryer Unit	\$ 1,200.00 ea.

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Schedule 3: Rules and Regulations

The Tenant agrees to abide by the Rules and Regulations of this Lease Agreement and to perform all covenants herein contained.

1. The Tenant agrees to use the Premises as a residential dwelling and for no other purpose whatsoever
2. The Tenant agrees not to conduct, permit, or suffer any act or activities on or about the Premises for which consideration would normally be payable, including but not limited to activities such as the operation of babysitting or childcare services, or the operation of any other business or commercial use
3. The Tenant shall not permit the Premises to be occupied by anyone other than the persons listed in this Agreement unless authorised by LANDLORD via e-mail. LANDLORD shall be deemed not to have Notice of such occupancy unless the Tenant complies with this term
4. The Tenant agrees not to permit a sale or auction to be held on the Premises without written consent of LANDLORD
5. The Tenant shall not remove any of the appliances provided nor bring any major appliances into suite without prior written consent from LANDLORD
6. The Tenant shall not use portable electric heaters, hot plates, or portable/window air conditioners unless they have received the prior written consent of LANDLORD. LANDLORD may consent only after TENANT has paid the extra utility usage fee as described in Schedule 2: Damage / Other Charges
7. No bicycles shall be kept inside individual rooms. Bicycles shall be stored in the designated assigned areas
8. The Tenant shall do cleaning of kitchen, bathroom(s), bedroom and common areas routinely; this is to include weekly cleaning of floors, counters, toilets and bathtubs/showers
9. Cooking to be limited to kitchen area only
10. The Tenant is responsible for their own garbage. It is expressly agreed and understood that garbage shall not be stored for long periods of time inside the house but shall be placed in the appropriate containers in the designated area

**IMPORTANT:** After carefully reading through all the terms and checking the agree boxes, please type your first and last name in the box. This will be your digital signature. Please click **[Submit]** after completing these steps.

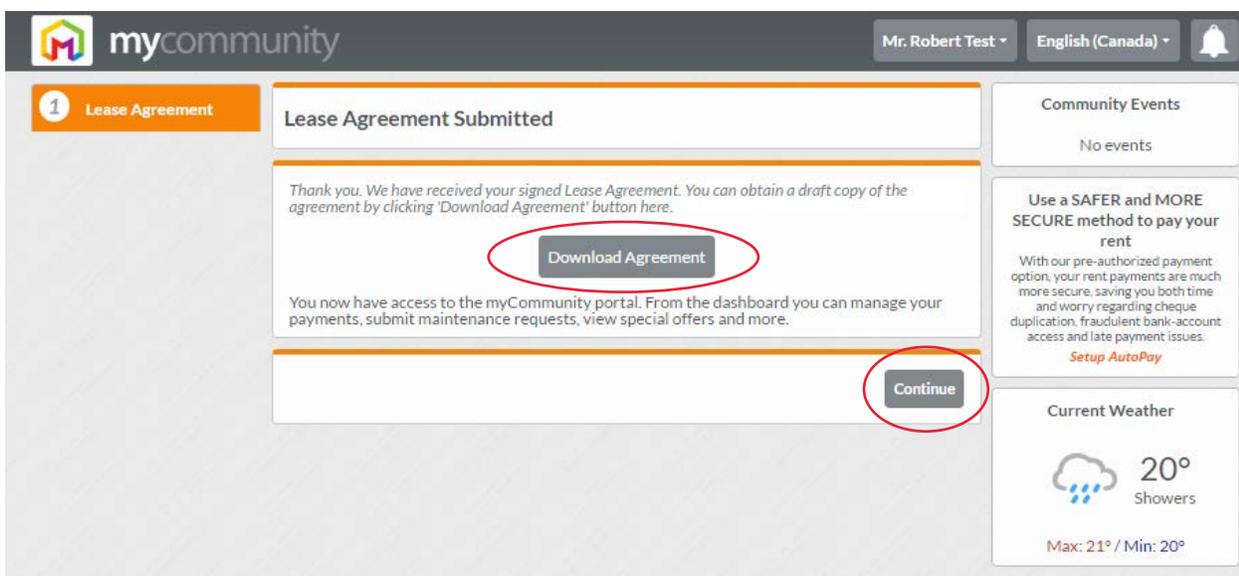
After submitting the LEASE AGREEMENT the portal will take you to the page below.

Please click the **[Download Agreement]** button if you wish to keep a copy of the lease for your own records.

After the lease is submitted we will receive a notification from the portal that the lease is ready and waiting for the final landlord signature.

Once we sign it, we will send the guarantor and tenant a copy with all parties signatures and we will upload the finalized copy to the tenant's portal.

This process (of obtaining the landlord's signature and uploading the lease to the portal) usually takes **1-2 business days to complete.**



Please click **[Continue]** after submitting the guarantor's half of the LEASE AGREEMENT.