

TENANT PORTAL

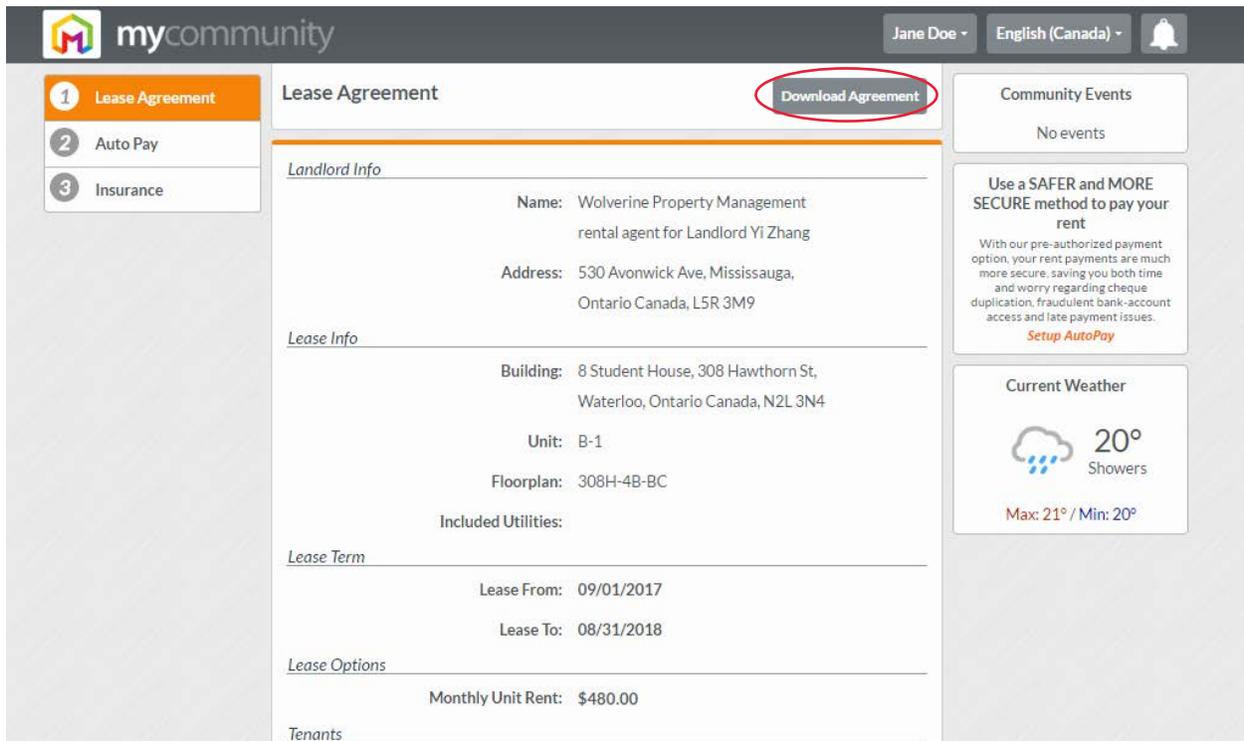
## LEASE AGREEMENT

Please be sure to **read through all of the terms and conditions** of the LEASE AGREEMENT.

This is a binding contract, so it benefits both parties that you read through the terms carefully.

Make sure to scroll down to the very bottom of the page to complete and read through all parts of the lease.

Image 1:



The screenshot shows the 'mycommunity' tenant portal interface. At the top, there is a navigation bar with the user's name 'Jane Doe', the language 'English (Canada)', and a notification bell icon. On the left, a sidebar contains three menu items: '1 Lease Agreement' (highlighted in orange), '2 Auto Pay', and '3 Insurance'. The main content area is titled 'Lease Agreement' and features a 'Download Agreement' button circled in red. Below this, the page is divided into sections: 'Landlord Info' (Name: Wolverine Property Management, 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), and 'Tenants'. On the right side, there are three widgets: 'Community Events' (No events), 'Use a SAFER and MORE SECURE method to pay your rent' (with a 'Setup AutoPay' link), and 'Current Weather' (20° Showers, Max: 21° / Min: 20°).

**IMPORTANT:** Located in the top right corner is a button marked **[Download Agreement]**. By clicking this button it will download a copy of the LEASE AGREEMENT which you can print out and manually sign if you wish to do so, or simply keep for your own records.

The portal allows both the tenant and the guarantor to **digitally sign** the lease as a simple, accessible and secure option to printing all pages off and having to manually sign.

Image 2:

The screenshot shows the 'mycommunity' portal interface. On the left, a navigation menu lists '1 Lease Agreement', '2 Auto Pay', and '3 Insurance'. The main content area is titled 'Jane Doe, Tenant' and contains several sections: 'Terms' with a 'Terminating the Tenancy' section containing a red-circled checkbox for 'I agree to the Terms'; 'Appliances' listing kitchen, laundry, and other items; 'Condition of Premises' stating the landlord's maintenance obligations; 'Rent Due Date' with a red-circled 'Enter Your Initials' field; and 'Schedules' with another red-circled 'Enter Your Initials' field. The right sidebar includes 'Community Events' (No events), a 'Use a SAFER and MORE SECURE method to pay your rent' section with a 'Setup AutoPay' link, and 'Current Weather' showing 20° with showers and a high/low of 21°/20°.

**IMPORTANT:** Be sure to carefully read and check the agree boxes.

Follow the prompt from the portal if it asks for your **initials**.

This example account is in the name of Jane Doe.

The initials would be: JD

Image 3:

**mycommunity** Jane Doe English (Canada)

**1 Lease Agreement**  
2 Auto Pay  
3 Insurance

**Schedules:**  
Schedules attached hereto shall form an integral part of this Student Lease Agreement and consist of Schedules 1, 2 and 3.

**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.

**Community Events**  
No events

**Use a SAFER and MORE SECURE method to pay your rent**  
With our pre-authorized payment option, your rent payments are much more secure, saving you both time and worry regarding cheque duplication, fraudulent bank-account access and late payment issues.  
[Setup AutoPay](#)

**Current Weather**  
20° Showers  
Max: 21° / Min: 20°

Image 4:

**mycommunity** Jane Doe English (Canada)

**1 Lease Agreement**  
2 Auto Pay  
3 Insurance

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 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, remodelling, 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 of this Tenancy Agreement, or as improved by LANDLORD thereafter, reasonable wear and tear excepted. On termination of this Lease Agreement or TENANT vacating the Rented Premises an "Outgoing Inspection" report will be conducted and TENANT will reimburse LANDLORD for any damage to the Rented Premises beyond wear and tear.

**REPAIRS**  
In the event of a breakdown of the electrical or mechanical systems, LANDLORD shall not be liable for damages or 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.

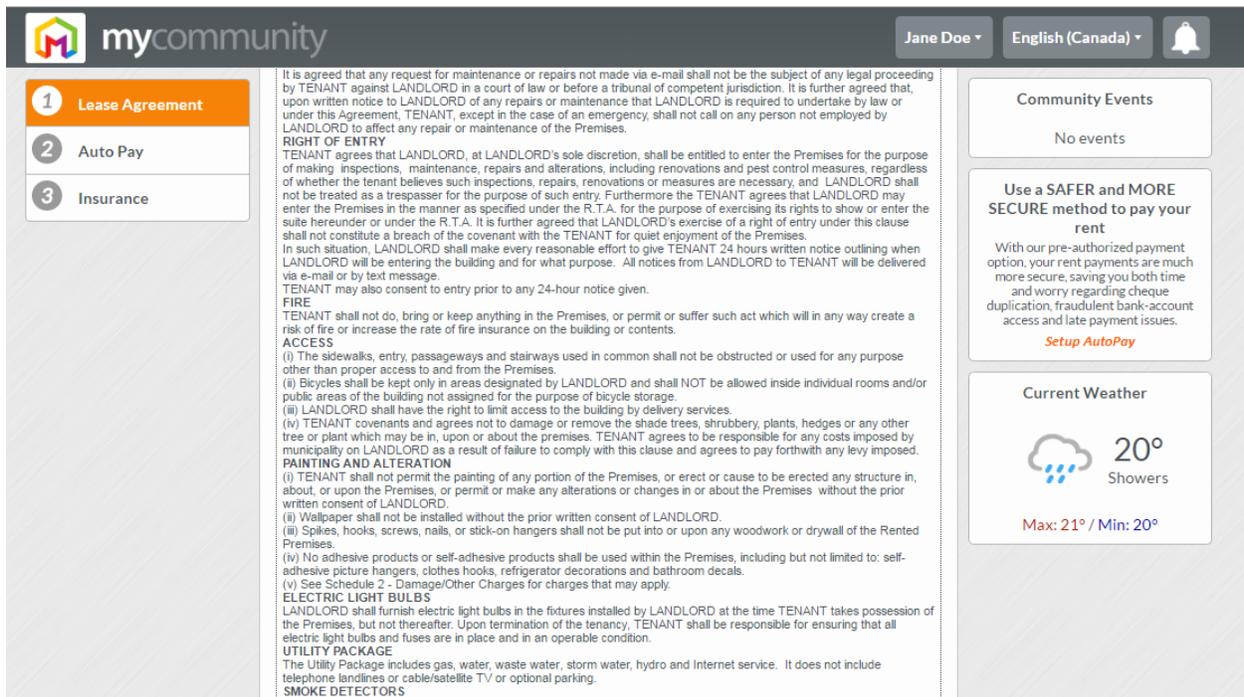
**RIGHT OF ENTRY**  
TENANT agrees that LANDLORD, at LANDLORD'S sole discretion, shall be entitled to enter the Premises for the purpose of making inspections, maintenance, repairs and alterations, including renovations and pest control measures, regardless of whether the tenant believes such inspections, repairs, renovations or maintenance measures and LANDLORD shall

**Community Events**  
No events

**Use a SAFER and MORE SECURE method to pay your rent**  
With our pre-authorized payment option, your rent payments are much more secure, saving you both time and worry regarding cheque duplication, fraudulent bank-account access and late payment issues.  
[Setup AutoPay](#)

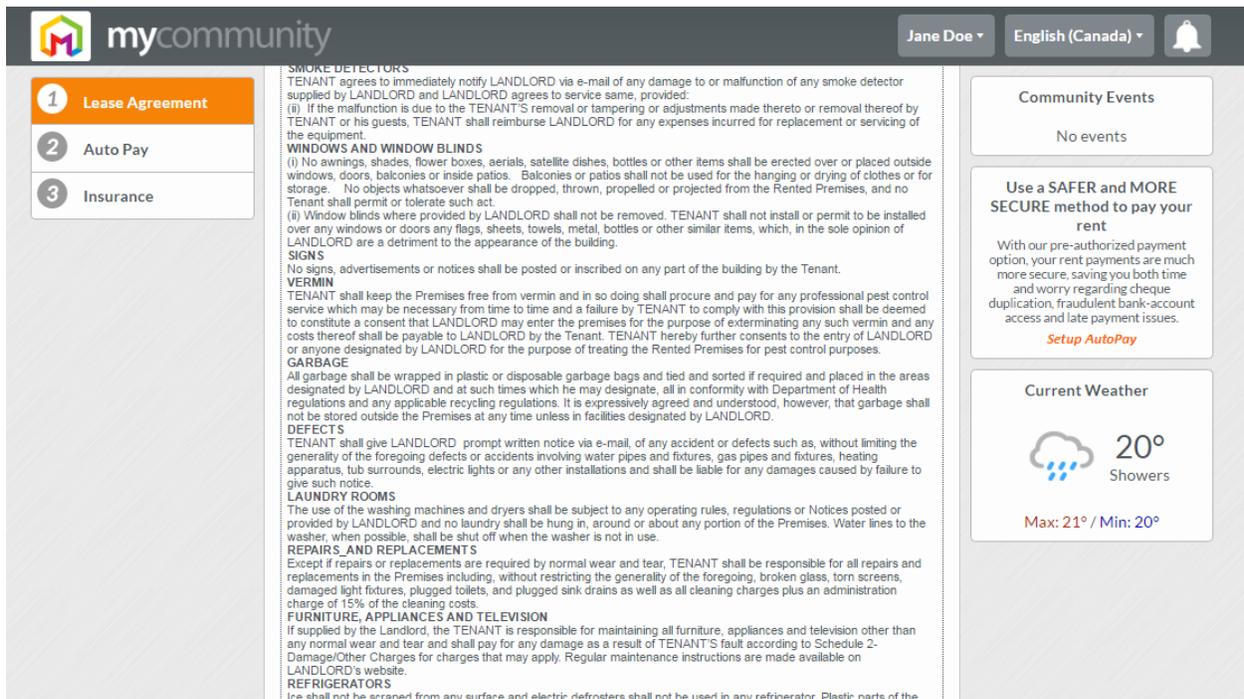
**Current Weather**  
20° Showers  
Max: 21° / Min: 20°

Image 5:



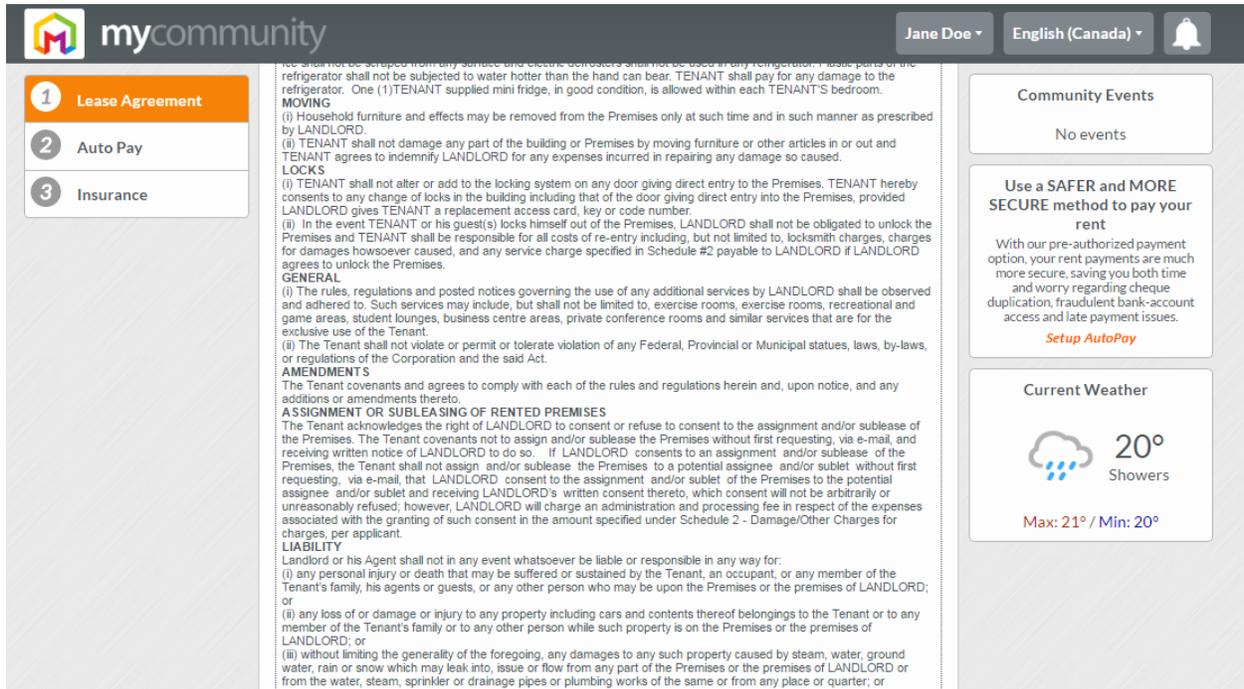
The screenshot shows the 'mycommunity' portal interface. At the top, there is a navigation bar with the user name 'Jane Doe', the language 'English (Canada)', and a notification bell icon. On the left, a sidebar menu lists three items: '1 Lease Agreement' (highlighted in orange), '2 Auto Pay', and '3 Insurance'. The main content area displays the 'Lease Agreement' text, which includes sections for 'RIGHT OF ENTRY', 'FIRE', 'ACCESS', 'PAINTING AND ALTERATION', 'ELECTRIC LIGHT BULBS', 'UTILITY PACKAGE', and 'SMOKE DETECTORS'. On the right side of the page, there are three widgets: 'Community Events' showing 'No events', a 'Use a SAFER and MORE SECURE method to pay your rent' section with a 'Setup AutoPay' link, and a 'Current Weather' widget showing '20° Showers' with a high/low of 'Max: 21° / Min: 20°'.

Image 6:



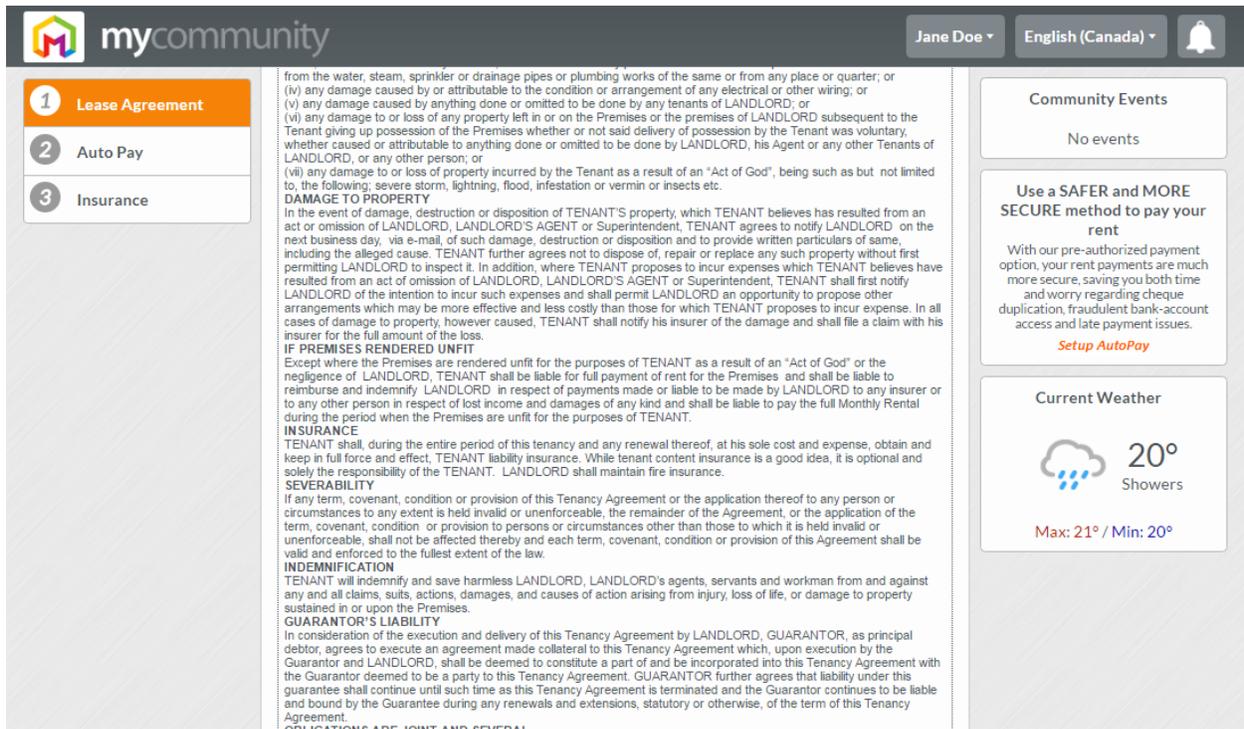
The screenshot shows the 'mycommunity' portal interface. The navigation bar at the top is identical to Image 5. The sidebar menu on the left now lists: '1 Lease Agreement', '2 Auto Pay' (highlighted in orange), and '3 Insurance'. The main content area displays the 'Auto Pay' text, which includes sections for 'SMOKE DETECTORS', 'WINDOWS AND WINDOW BLINDS', 'SIGNS', 'VERMIN', 'GARBAGE', 'DEFECTS', 'LAUNDRY ROOMS', 'REPAIRS AND REPLACEMENTS', 'FURNITURE, APPLIANCES AND TELEVISION', and 'REFRIGERATORS'. On the right side, the 'Community Events' widget still shows 'No events'. The 'Use a SAFER and MORE SECURE method to pay your rent' section is now more prominent, featuring a 'Setup AutoPay' link. The 'Current Weather' widget remains the same, showing '20° Showers' and 'Max: 21° / Min: 20°'.

Image 7:



The screenshot shows the MyCommunity portal interface. At the top, there is a navigation bar with the user name 'Jane Doe', the language 'English (Canada)', and a notification bell icon. On the left, a sidebar menu lists three items: '1 Lease Agreement' (highlighted in orange), '2 Auto Pay', and '3 Insurance'. The main content area displays the text of the Lease Agreement, starting with 'The Tenant shall not be scraped from any surface and clean disposers shall not be used in any refrigerator. Loose parts of the refrigerator shall not be subjected to water hotter than the hand can bear. TENANT shall pay for any damage to the refrigerator. One (1) TENANT supplied mini fridge, in good condition, is allowed within each TENANT'S bedroom.' The text continues with sections for MOVING, LOCKS, GENERAL, AMENDMENTS, ASSIGNMENT OR SUBLEASING OF RENTED PREMISES, LIABILITY, and DAMAGE TO PROPERTY. On the right side of the page, there are three widgets: 'Community Events' showing 'No events', 'Use a SAFER and MORE SECURE method to pay your rent' with a 'Setup AutoPay' link, and 'Current Weather' showing '20° Showers' and 'Max: 21° / Min: 20°'.

Image 8:



The screenshot shows the MyCommunity portal interface. At the top, there is a navigation bar with the user name 'Jane Doe', the language 'English (Canada)', and a notification bell icon. On the left, a sidebar menu lists three items: '1 Lease Agreement', '2 Auto Pay', and '3 Insurance' (highlighted in orange). The main content area displays the text of the Insurance help file, starting with 'from the water, steam, sprinkler or drainage pipes or plumbing works of the same or from any place or quarter; or (iv) any damage caused by or attributable to the condition or arrangement of any electrical or other wiring; or (v) any damage caused by anything done or omitted to be done by any tenants of LANDLORD; or (vi) any damage to or loss of any property left in or on the Premises or the premises of LANDLORD subsequent to the Tenant giving up possession of the Premises whether or not said delivery of possession by the Tenant was voluntary, whether caused or attributable to anything done or omitted to be done by LANDLORD, his Agent or any other Tenants of LANDLORD, or any other person; or (vii) any damage to or loss of property incurred by the Tenant as a result of an "Act of God", being such as but not limited to, the following: severe storm, lightning, flood, infestation or vermin or insects etc.' The text continues with sections for DAMAGE TO PROPERTY, IF PREMISES RENDERED UNFIT, INSURANCE, SEVERABILITY, and INDEMNIFICATION. On the right side of the page, there are three widgets: 'Community Events' showing 'No events', 'Use a SAFER and MORE SECURE method to pay your rent' with a 'Setup AutoPay' link, and 'Current Weather' showing '20° Showers' and 'Max: 21° / Min: 20°'.

Image 9:

**1 Lease Agreement**

**2 Auto Pay**

**3 Insurance**

**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

**Schedule 2: Damage / Other Charges**

Schedule 2: Damage / Other Charges	
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	\$ 350.00
Damage to furniture, appliances or TV	\$ 200.00
Removal of tacks, tape, nails, etc. from room surfaces	\$ 150.00
Repainting room walls and ceilings	\$ 300.00
Damaged drywall	\$ 250.00
Shower stall repairs	\$ 250.00
Damage to counter top and/or back splash	\$ 350.00
Repairs to carpet, laminate or tile flooring	\$ 200.00
Removal of TENANT's personal belongings, after move-out	\$ 300.00
Missing electric light bulbs at time of move-out	\$ 25.00
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

**Community Events**  
No events

**Use a SAFER and MORE SECURE method to pay your rent**  
With our pre-authorized payment option, your rent payments are much more secure, saving you both time and worry regarding cheque duplication, fraudulent bank-account access and late payment issues.  
[Setup AutoPay](#)

**Current Weather**  
20° Showers  
Max: 21° / Min: 20°

Image 10:

**1 Lease Agreement**

**2 Auto Pay**

**3 Insurance**

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 \$ 350.00  
Damage to furniture, appliances or TV \$ 200.00  
Removal of tacks, tape, nails, etc. from room surfaces \$ 150.00  
Repainting room walls and ceilings \$ 300.00  
Damaged drywall \$ 250.00  
Shower stall repairs \$ 250.00  
Damage to counter top and/or back splash \$ 350.00  
Repairs to carpet, laminate or tile flooring \$ 200.00  
Removal of TENANT's personal belongings, after move-out \$ 300.00  
Missing electric light bulbs at time of move-out \$ 25.00  
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)**

Replacement Costs (If supplied by Landlord)		
<b>Bedroom</b>	Bed frame and headboard	\$ 360.00
	Mattress	\$ 280.00
	Night table	\$ 140.00
	Desk with hutch	\$ 320.00
<b>Living Room</b>	Blinds on windows	\$ 405.00
	Closet Organizer/Shelf	\$ 320.00
	Sofa or Love-seat	\$ 720.00 ea.
<b>Kitchen</b>	Coffee or End table, TV Remote	\$ 140.00 ea.
	Flat Screen TV	\$ 1,000.00
	Entertainment table	\$ 250.00
<b>Bathrooms/Laundry</b>	Stool or chair	\$ 200.00 ea.
	Refrigerator or Stove	\$ 1,500.00 ea.
	Microwave oven	\$ 350.00
	Vanity with storage capacity	\$ 500.00
	Washer or Dryer Unit	\$ 1,200.00 ea.

I agree to the Terms

**Community Events**  
No events

**Use a SAFER and MORE SECURE method to pay your rent**  
With our pre-authorized payment option, your rent payments are much more secure, saving you both time and worry regarding cheque duplication, fraudulent bank-account access and late payment issues.  
[Setup AutoPay](#)

**Current Weather**  
20° Showers  
Max: 21° / Min: 20°

Image 11:

The screenshot shows the 'mycommunity' portal interface. At the top, there is a navigation bar with the user's name 'Jane Doe', language 'English (Canada)', and a notification bell. On the left, a sidebar contains three menu items: '1 Lease Agreement', '2 Auto Pay', and '3 Insurance'. The main content area is titled 'Schedule 3: Rules and Regulations' and contains a list of 24 numbered rules. To the right of the rules, there are three informational boxes: 'Community Events' (No events), 'Use a SAFER and MORE SECURE method to pay your rent' (with a 'Setup AutoPay' link), and 'Current Weather' (20° Showers, Max: 21° / Min: 20°).

Image 12:

This screenshot shows the 'Complete Record' section of the 'mycommunity' portal. It includes a sidebar with '1 Lease Agreement', '2 Auto Pay', and '3 Insurance'. The main content area contains a paragraph of text, a checkbox labeled 'I agree to the Terms', and a 'Signature' section with a dropdown arrow. Below the signature section is another checkbox labeled 'I agree to the Terms' and a text input field 'Enter Your First and Last Name'. At the bottom right, there is a 'Submit' button. To the right of the main content, the same three informational boxes from Image 11 are visible: 'Community Events', 'Use a SAFER and MORE SECURE method to pay your rent', and 'Current Weather'. Red circles are drawn around the two 'I agree to the Terms' checkboxes, the 'Enter Your First and Last Name' input field, and the 'Submit' button.

**IMPORTANT:** Ensure that you have read carefully and checked all agree boxes.

The portal will not let you submit if you have missed anything.

Please click [submit] after ensuring all information and boxes are checked.