

**SCHEDULE "B" TO THE AGREEMENT TO LEASE for
301-57 VINE AVENUE, TORONTO**

This Schedule is attached to and forms part of the Agreement to Lease between:

TENANT, _____

LANDLORD, _____

For the Agreement to Lease of: 57 VINE AVENUE, UNIT 301, TORONTO ON, M6P 1V6

Dated: _____

Notwithstanding anything in the preceding attached printed form to the contrary, the following terms and conditions shall apply to the Agreement to Lease.

The parties to this agreement hereby acknowledge and agree that the deposit holder, Babiak Team Real Estate Brokerage Ltd., shall place the deposit into its non-interest-bearing real estate trust account, and no interest shall be earned, received or paid on deposit.

INCLUDED: The Landlord agrees that the appliances will remain on the premises for the Tenant's use including fridge, stove, dishwasher, microwave/exhaust fan, washer and dryer. Existing window coverings.

EXCLUDED: none.

TENANT'S RESPONSIBILITIES: Heat, Hydro, water charges, cable, internet, phone, contents insurance / liability insurance.

Water billing statements will be provided by the Landlord based on the water meter reading per individual unit. The Tenant agrees to reimburse the Landlord for water usage.

LANDLORD'S RESPONSIBILITIES: Realty taxes, property insurance and maintenance of common areas of property, snow removal and garden/lawn maintenance

The Tenant acknowledges that barbecues are not permitted on balconies without the consent of the Landlord.

The Tenant agrees to either provide an e-transfer on a monthly basis.

Tenants are responsible for taking out their own garbage and recycling to the bin area and for placing the bins at the curb on pick up day.

The Tenant is responsible for the insurance of his/her personal contents and to obtain his/her own tenant fire insurance package, liability accommodation and belonging insurance coverage. Tenant agrees to provide a copy of the policy to the Landlord within ten (10) days from the commencement of the lease.

Tenant's initials _____

Landlord's initials _____

The Landlord agrees to provide the Tenant with two (2) sets of keys upon commencement and 1 mailbox key (if applicable). Tenant agrees to provide a refundable key deposit of **\$50**.

Tenant agrees to maintain appliances in a state of ordinary cleanliness at the Tenant's own cost.

The Tenant agrees not to drill holes, make any alterations or additions to the premises without written consent of the Landlord.

The Tenant agrees not to store any belongings, equipment or items, other than suitable patio furniture, on the balconies. Further, the Tenant agrees not to hang, install or affix any items on the balconies or railings without the consent of the Landlord.

Tenant agrees to return premises in its original state upon expiration of the rental term.

The Tenant is responsible for professionally cleaning the unit prior to vacancy. The unit will be inspected prior to vacancy, if the unit has not been cleaned, debris and garbage not removed; the tenant agrees to pay for a professional cleaning service. Cleaning services must be paid for prior to vacancy. The Landlord can help arrange cleaning of the unit prior to the end of the lease if needed.

Tenant agrees not to smoke in or on premises.

The Tenant shall give the Landlord prompt written notice via text message or direct phone call of any repair required, and the Landlord shall carry out the repairs within a reasonable time. Any urgent issues (i.e. any leaks, running water, etc.), should be reported to the Landlord immediately.

The Tenant and any guests on the premises agree to be responsible for all damages whatsoever caused by his/her willful or negligent conduct. This includes damage to any items left for the Tenant's use or damages resulting from his/her failure to notify the landlord promptly of any defect or damage within the rental premises requiring repairs.

The Tenant shall give the landlord prompt notice by writing through email or text of any accident or defect in the water pipes, gas pipes, heating apparatus or electrical system. The Tenant agrees to be responsible for the repair of any damage caused by her or her guests should it occur through their negligence or neglect, regular wear and tear excluded. If at no fault of the Tenant, the Landlord shall be responsible for any costs associated with repairs.

60 days prior to the expiry of the lease or once notice of termination has been given by either the Tenant or the Landlord, the Landlord or his agent can show the property during all reasonable hours to prospective purchasers or Tenants, after giving the Tenant at least twenty-four (24) hours' written notice by text or email of such showing.

Tenant's initials _____

Landlord's initials _____

If no notice of termination is given from either Landlord or Tenant, the Tenant shall have the option, when not in default, to renew this Lease herein created for further term of One (1) year or month to month with the same terms and conditions with any increases to be governed by the Residential Tenancy Act of Ontario. Notice of intent to renew shall be given to the Landlord not less than sixty (60) days before the end of the Lease term.

Neither the Tenant nor the Landlord shall add to or change locks on doors giving access to the premises or to any building or property of which the premises form a part without the prior written consent of the other party through email or text.

The Landlord may enter the premises following written notice given to the Tenant at least 24 hours' to carry out repairs or to allow a potential mortgagee, insurer, or purchaser to view the premises. Such notice must specify the reason for entry, the day of entry, and a time between the hours of 8 a.m. and 8 p.m. Notice is not required in cases of emergency or if the Tenant consents to the entry at the time of entry.

Tenant agrees as a condition of the lease not to sublet or take in any border without the written consent of the Landlord according to the Landlord and Tenant Act.

Tenant agrees to ensure no contents are left in the public stairwell or corridor per Ontario Fire Code.

Tenant's Initials _____

Landlord's Initials _____