

**Important Notes:**
**#RTB-1**

The Residential Tenancy Branch (RTB) is of the opinion that this Residential Tenancy Agreement accurately reflects the *Residential Tenancy Act* (RTA) and accompanying regulations. The RTB makes no representations or warranties regarding the use of this Agreement. A landlord and tenant may wish to obtain independent advice regarding whether this agreement satisfies their own personal or business needs. For the rental of a manufactured home and a manufactured home site under a single tenancy agreement, use this agreement form. For the rental of a manufactured home site use the Manufactured Home Site Tenancy Agreement.

The words **tenant** and **landlord** in this tenancy agreement have the same meaning as in the RTA, and the singular of these words includes the plural. In this tenancy agreement, the words **residential property** have the same meaning as in the RTA. **Residential property** means a building, a part of a building or related group of buildings, in which one or more rental units or common areas are located; the parcel or parcels on which the building, related group of buildings or common areas are located; the rental unit and common areas and any other structure located on the parcel or parcels.

**HOW TO COMPLETE THIS FORM ELECTRONICALLY:** If you are accessing this agreement form from the B.C. Government Web site, it can be printed and completed by hand (*print clearly, using dark ink*) or filled out while at the computer workstation—simply type your responses in the boxes. If you cannot complete all the sections at the computer right away, you can print off what you have completed and fill in the remaining fields by hand. Note, you **cannot save** the completed form to your computer, therefore, after you complete the form, make sure you review the form for accuracy and print the number of copies you require **before** you leave the document or shut down the program/computer.

**IF ADDITIONAL SPACE IS REQUIRED TO LIST ALL PARTIES, complete and attach Schedule of Parties (#RTB-26)**

*RTB-26 used & attached:*

## RESIDENTIAL TENANCY AGREEMENT between: *(use full, correct legal names)*

**the LANDLORD(S):** *(if entry for landlord is a business name, use the 'last name' field box to enter the full legal business name)*

<input type="text"/>	<input type="text"/>
last name	first and middle name(s)
<input type="text"/>	<input type="text"/>
last name	first and middle name(s)

**and the TENANT(S):**

<input type="text"/>	<input type="text"/>
last name	first and middle name(s)
<input type="text"/>	<input type="text"/>
last name	first and middle name(s)

**ADDRESS OF PLACE BEING RENTED TO TENANT(S)** *(called the 'rental unit' in this agreement):*

<input type="text"/>	<input type="text"/>	<input type="text"/>	B.C.	<input type="text"/>
unit	address	city	province	postal code

**ADDRESS FOR SERVICE of the landlord landlord's agent:**

<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
unit	address	city	province	postal code

<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
daytime phone number	other phone number	fax number for service	

## 1. APPLICATION OF THE RESIDENTIAL TENANCY ACT

- 1) The terms of this tenancy agreement and any changes or additions to the terms may not contradict or change any right or obligation under the *Residential Tenancy Act* or a regulation made under that Act, or any standard terms. If a term of this tenancy agreement does contradict or change such a right, obligation or standard term, the term of the tenancy agreement is void.
- 2) Any change or addition to this tenancy agreement must be agreed to in writing and initialed by both the landlord and the tenant. If a change is not agreed to in writing, is not initialed by both the landlord and the tenant or is unconscionable, it is not enforceable.
- 3) The requirement for agreement under subsection (2) does not apply to:
  - a) a rent increase given in accordance with the *Residential Tenancy Act*,
  - b) a withdrawal of, or a restriction on, a service or facility in accordance with the *Residential Tenancy Act*, or
  - c) a term in respect of which a landlord or tenant has obtained an arbitrator's order that the agreement of the other is not required.

## 2. LENGTH OF TENANCY (please fill in the dates and times in the spaces provided)

This tenancy starts on:     
day month year

Length of tenancy: (please check a, b or c and provide additional information as requested)

This tenancy is:

a) on a month-to-month basis

b) for a fixed length of time:  ending on:     
length of time day month year

At the end of this fixed length of time : (please check one option, i or ii)

i) the tenancy may continue on a month-to-month basis or another fixed length of time

ii) the tenancy ends and the tenant must move out of the residential unit

If you choose this option, both the landlord and tenant must initial in the boxes to the right. 

Landlord's  
Initials

Tenant's  
Initials

c) other periodic tenancy as indicated below:

weekly bi-weekly other:

## 3. RENT (please fill in the information in the spaces provided)

a) Payment of Rent:

The tenant will pay the rent of \$  each (check one) day week month to the landlord on the first day of the rental period which falls on the (due date, e.g., 1st, 2nd, 3rd, ... 31st)  day of each (check one) day week month subject to rent increases given in accordance with the RTA.

The tenant must pay the rent on time. If the rent is late, the landlord may issue a Notice to End Tenancy to the tenant, which may take effect not earlier than 10 days after the date the notice is given.

b) What is included in the rent: (Check only those that are included and provide additional information, if needed.)

The landlord must not terminate, or restrict a service or facility that is essential to the tenant's use of the rental unit as living accommodation, or that is a material term of the tenancy agreement.

Water	Stove and Oven	Window Coverings	Storage
Electricity	Dishwasher	Cablevision	Garbage Collection
Heat	Refrigerator	Laundry (free)	Parking for <input type="text"/> vehicle(s)
Furniture	Carpets	Sheets and Towels	Other: <input type="text"/>
Additional Information:	<input type="text"/>		

## 4. SECURITY DEPOSIT AND PET DAMAGE DEPOSIT

### A. Security Deposits

The tenant **is required to pay** a security deposit of \$   
by     
day month year

### B. Pet Damage Deposit **not applicable**

The tenant is **required to pay** a pet damage deposit of \$   
by     
day month year

- 1) The landlord agrees
  - a) that the security deposit and pet damage deposit must each not exceed one half of the monthly rent payable for the residential property,
  - b) to keep the security deposit and pet damage deposit during the tenancy and pay interest on it in accordance with the regulation, and
  - c) to repay the security deposit and pet damage deposit and interest to the tenant within 15 days of the end of the tenancy agreement, unless
    - i) the tenant agrees in writing to allow the landlord to keep an amount as payment for unpaid rent or damage, or
    - ii) the landlord applies for dispute resolution under the *Residential Tenancy Act* within 15 days of the end of the tenancy agreement to claim some or all of the security deposit or pet damage deposit.
- 2) The 15 day period starts on the later of
  - a) the date the tenancy ends, or
  - b) the date the landlord receives the tenant's forwarding address in writing.
- 3) If a landlord does not comply with subsection (1), the landlord
  - a) may not make a claim against the security deposit or pet damage deposit, and
  - b) must pay the tenant double the amount of the security deposit, pet damage deposit, or both.
- 4) The tenant may agree to use the security deposit and interest as rent only if the landlord gives written consent.

## 5. PETS

Any term in this tenancy agreement that prohibits, or restricts the size of, a pet or that governs the tenant's obligations regarding the keeping of a pet on the residential property is subject to the rights and restrictions under the *Guide Animal Act*.

## 6. CONDITION INSPECTIONS

- 1) In accordance with sections 23 and 35 of the Act [condition inspections] and Part 3 of the regulation [condition inspections], the landlord and tenant must inspect the condition of the rental unit together
  - a) when the tenant is entitled to possession,
  - b) when the tenant starts keeping a pet during the tenancy, if a condition inspection was not completed at the start of the tenancy, and
  - c) at the end of the tenancy.
- 2) The landlord and tenant may agree on a different day for the condition inspection.
- 3) The right of the tenant or the landlord to claim against a security deposit or a pet damage deposit, or both, for damage to residential property is extinguished if that party does not comply with section 24 and 36 of the *Residential Tenancy Act* [consequences if report requirements not met].

## 7. PAYMENT OF RENT

- 1) The tenant must pay the rent on time, unless the tenant is permitted under the Act to deduct from the rent. If the rent is unpaid, the landlord may issue a notice to end a tenancy to the tenant, which may take effect not earlier than 10 days after the date the tenant receives the notice.
- 2) The landlord must not take away or make the tenant pay extra for a service or facility that is already included in the rent, unless a reduction is made under section 27 (2) of the Act.
- 3) The landlord must give the tenant a receipt for rent paid in cash.
- 4) The landlord must return to the tenant on or before the last day of the tenancy any post-dated cheques for rent that remain in the possession of the landlord. If the landlord does not have a forwarding address for the tenant and the tenant has vacated the premises without notice to the landlord, the landlord must forward any post-dated cheques for rent to the tenant when the tenant provides a forwarding address in writing.

## 8. RENT INCREASE

- 1) Once a year the landlord may increase the rent for the existing tenant. The landlord may only increase the rent 12 months after the date that the existing rent was established with the tenant or 12 months after the date of the last legal rent increase for the tenant, even if there is a new landlord or a new tenant by way of an assignment. The landlord must use the approved Notice of Rent Increase form available from any Residential Tenancy Branch office or Service BC office.
- 2) A landlord must give a tenant 3 whole months notice, in writing, of a rent increase. [For example, if the rent is due on the 1st of the month and the tenant is given notice any time in January, including January 1st, there must be 3 whole months before the increase begins. In this example, the months are February, March and April, so the increase would begin on May 1st.]
- 3) The landlord may increase the rent only in the amount set out by the regulation. If the tenant thinks the rent increase is more than is allowed by the regulation, the tenant may talk to the landlord or contact the Residential Tenancy Branch for assistance.
- 4) Either the landlord or the tenant may obtain the percentage amount prescribed for a rent increase from the Residential Tenancy Branch.

## 9. ASSIGN OR SUBLET

- 1) The tenant may assign or sublet the rental unit to another person with the written consent of the landlord. If this tenancy agreement is for a fixed length of 6 months or more, the landlord must not unreasonably withhold consent. Under an assignment a new tenant must assume all of the rights and obligations under the existing tenancy agreement, at the same rent. The landlord must not charge a fee or receive a benefit, directly or indirectly, for giving this consent.
- 2) If a landlord unreasonably withholds consent to assign or sublet or charges a fee, the tenant may apply for dispute resolution under the *Residential Tenancy Act*.

## 10. REPAIRS

- 1) Landlord's obligations:
  - a) The landlord must provide and maintain the residential property in a reasonable state of decoration and repair, suitable for occupation by a tenant. The landlord must comply with health, safety and housing standards required by law.
  - b) If the landlord is required to make a repair to comply with the above obligations, the tenant may discuss it with the landlord. If the landlord refuses to make the repair, the tenant may

seek an arbitrator's order under the *Residential Tenancy Act* for the completion and costs of the repair.

- 2) Tenant's obligations:
  - a) The tenant must maintain reasonable health, cleanliness and sanitary standards throughout the rental unit and the other residential property to which the tenant has access. The tenant must take the necessary steps to repair damage to the residential property caused by the actions or neglect of the tenant or a person permitted on the residential property by the tenant. The tenant is not responsible for reasonable wear and tear to the residential property.
  - b) If the tenant does not comply with the above obligations within a reasonable time, the landlord may discuss the matter with the tenant and may seek a monetary order through dispute resolution under the *Residential Tenancy Act* for the cost of repairs, serve a notice to end a tenancy, or both.
- 3) Emergency Repairs:
  - a) The landlord must post and maintain in a conspicuous place on the residential property, or give to the tenant in writing, the name and telephone number of the designated contact person for emergency repairs.
  - b) If emergency repairs are required, the tenant must make at least two attempts to telephone the designated contact person, and then give the landlord reasonable time to complete the repairs.
  - c) If the emergency repairs are still required, the tenant may undertake the repairs, and claim reimbursement from the landlord, provided a statement of account and receipts are given to the landlord. If the landlord does not reimburse the tenant as required, the tenant may deduct the cost from rent. The landlord may take over completion of the emergency repairs at any time.
  - d) Emergency repairs must be urgent and necessary for the health and safety of persons or preservation or use of the residential property and are limited to repairing
    - i) major leaks in pipes or the roof,
    - ii) damaged or blocked water or sewer pipes or plumbing fixtures,
    - iii) the primary heating system,
    - iv) damaged or defective locks that give access to a rental unit, or
    - v) the electrical systems.



## 11. OCCUPANTS AND GUESTS

- 1) The landlord must not stop the tenant from having guests under reasonable circumstances in the rental unit.
- 2) The landlord must not impose restrictions on guests and must not require or accept any extra charge for daytime visits or overnight accommodation of guests.
- 3) If the number of occupants in the rental unit is unreasonable, the landlord may discuss the issue with the tenant and may serve a notice to end a tenancy. Disputes regarding the notice may be resolved through dispute resolution under the *Residential Tenancy Act*.

## 12. LOCKS

- 1) The landlord must not change locks or other means of access to residential property unless the landlord provides each tenant with new keys or other means of access to the residential property.
- 2) The landlord must not change locks or other means of access to a rental unit unless the tenant agrees and is given new keys.
- 3) The tenant must not change locks or other means of access to
  - a) common areas of residential property, unless the landlord consents to the change, or
  - b) his or her rental unit, unless the landlord consents in writing to, or an arbitrator has ordered, the change.

## 13. LANDLORD'S ENTRY INTO RENTAL UNIT

- 1) For the duration of this tenancy agreement, the rental unit is the tenant's home and the tenant is entitled to quiet enjoyment, reasonable privacy, freedom from unreasonable disturbance, and exclusive use of the rental unit.
- 2) The landlord may enter the rental unit only if one of the following applies:
  - a) at least 24 hours and not more than 30 days before the entry, the landlord gives the tenant a written notice which states
    - i) the purpose for entering, which must be reasonable, and
    - ii) the date and the time of the entry, which must be between 8 a.m. and 9 p.m. unless the tenant agrees otherwise;
  - b) there is an emergency and the entry is necessary to protect life or property;
  - c) the tenant gives the landlord permission to enter at the time of entry or not more than 30 days before the entry;
  - d) the tenant has abandoned the rental unit;
  - e) the landlord has an order of an arbitrator or court saying the landlord may enter the rental unit;

f) the landlord is providing housekeeping or related services and the entry is for that purpose and at a reasonable time.

- 3) The landlord may inspect the rental unit monthly in accordance with subsection (2) (a).
- 4) If a landlord enters or is likely to enter the rental unit illegally, the tenant may apply for an arbitrator's order under the *Residential Tenancy Act*, to change the locks, keys or other means of access to the rental unit and prohibit the landlord from obtaining entry into the rental unit. At the end of the tenancy, the tenant must give the key to the rental unit to the landlord.

## 14. ENDING THE TENANCY

- 1) The tenant may end a monthly, weekly or other periodic tenancy by giving the landlord at least one month's written notice. A notice given the day before the rent is due in a given month ends the tenancy at the end of the following month. [For example, if the tenant wants to move at the end of May, the tenant must make sure the landlord receives written notice on or before April 30th.]
- 2) This notice must be in writing and must
  - a) include the address of the rental unit,
  - b) include the date the tenancy is to end,
  - c) be signed and dated by the tenant, and
  - d) include the specific grounds for ending the tenancy, if the tenant is ending a tenancy because the landlord has breached a material term of the tenancy.
- 3) If this is a fixed term tenancy and the agreement does not require the tenant to vacate at the end of the tenancy, the agreement is renewed as a monthly tenancy on the same terms until the tenant gives notice to end a tenancy as required under the *Residential Tenancy Act*.
- 4) The landlord may end the tenancy only for the reasons and only in the manner set out in the *Residential Tenancy Act* and the landlord must use the approved notice to end a tenancy form available from the Residential Tenancy Branch.
- 5) The landlord and tenant may mutually agree in writing to end this tenancy agreement at any time.
- 6) The tenant must vacate the residential property by 1 p.m. on the day the tenancy ends, unless the landlord and tenant otherwise agree.

## 15. LANDLORD TO GIVE TENANCY AGREEMENT TO TENANT

The landlord must give the tenant a copy of this agreement promptly, and in any event within 21 days of entering into the agreement.

## 16. RESOLUTION OF DISPUTES

Either the tenant or the landlord has the right to apply for dispute resolution to resolve a dispute, as provided under the *Residential Tenancy Act*.





## 17. ADDITIONAL TERMS

- a) Write down any additional terms which the tenant and the landlord agree to. Additional terms may cover matters such as pets, yard work, smoking and snow removal. Additional pages may be added.
- b) Any addition to this tenancy agreement must comply with the *Residential Tenancy Act* and regulations, and must clearly communicate the rights and obligations under it. If a term does not meet these requirements, or is unconscionable, the term is not enforceable.
- c) Attached to this tenancy agreement, there *is* *is not* an Addendum

**If there is an Addendum attached**, provide the following information on the Addendum that forms part of this tenancy agreement:

Number of pages of the Addendum:

Number of additional terms in the Addendum:

**By signing this tenancy agreement, the landlord and the tenant are bound by its terms.**

**LANDLORD(S):** (if entry for landlord is a business name, use the 'last name' field box to enter the full legal business name)

last name first and middle name(s)  
**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

last name first and middle name(s)  
**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**TENANT(S):**

last name first and middle name(s)  
**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

last name first and middle name(s)  
**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

### General Information about Residential Tenancy Agreements

**Important Legal Document** – This tenancy agreement is an important legal document. Keep it in a safe place.

**Additional Terms** – Any additional terms cannot contradict or change any right or duty under the RTA or this tenancy agreement.

**Amendment of the RTA** – The RTA or a regulation made under the RTA, as amended from time to time, take priority over the terms of this tenancy agreement.

**Condition Report** – The landlord and tenant are required to inspect the residential unit together at the beginning and end of the tenancy and complete a written condition report. If the landlord allows the tenant to have a pet after the start of the tenancy, an inspection report must be done on the day the tenant starts keeping a pet or on another day mutually agreed to by the landlord and tenant, unless the tenancy started on or after January 1, 2004, and a condition inspection report was completed at that time. A report may describe any damage, how clean each room is, and the general condition of the residential unit including: the floors, carpets, appliances, and paint on the walls. The report must be signed and dated by both the landlord and the tenant who made the inspection, and each should keep a copy.

**Change of Landlord** – A new landlord has the same rights and duties as the previous one and must follow all the terms of this agreement unless the tenant and new landlord agree to other terms.

**Resolution of Disputes** – If problems or disagreements arise, the landlord and tenant should try to talk to each other to find a solution. If they still cannot agree, either may contact the Residential Tenancy Branch for clarification of their rights and responsibilities or an intervention. If no agreement is reached, a landlord or a tenant may apply for a dispute resolution to get a decision. Many, but not all, kinds of disagreements can be decided by dispute resolution.

### FOR MORE INFORMATION

RTB website: [www.gov.bc.ca/landlordtenant](http://www.gov.bc.ca/landlordtenant)

Public Information Lines 1-800-665-8779 (toll-free) Greater Vancouver 604-660-1020 Victoria 250-387-1602



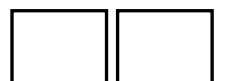
WESTWOOD RIDGE  
development corporation

### LEASE ADDENDUM

<u>Rental Unit:</u>	<b><u>Anderson Walk Phase I</u></b>	<b><u>#414 - 119 W 22nd St</u></b>	<b><u>North Vancouver,</u></b>	<b><u>V7M 0B4</u></b>
	Building Name	Address	<b><u>BC</u></b> City	Postal Code

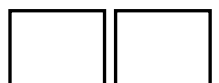
Further to the Residential Tenancy Agreement dated to commence July 1, 2017 made between **Westwood Ridge Development Corporation, as the Landlord's Agent**, and **Mr. Suwon SONG as Tenants**, the Tenant(s) agrees to the following additional terms:

1. Unless specifically permitted in writing in advance by the Landlord, the tenant must not keep or allow on the residential property, any pet, including a dog, cat, reptile or exotic animal, domestic or wild, fur bearing or otherwise. Where the Landlord has given permission in advance in writing, the tenant must ensure that the pet does not disturb any person in the residential property or neighbouring property, and further the tenant must ensure that no damage occurs to the rental unit or residential property as a result of having or keeping the pet. This is a material term of this agreement.
2. No smoking is permitted in the Rental Unit. If the Tenant is found to have been smoking within the Rental Unit, any and all costs of restoration to the suite: re-painting of the walls and ceilings, smoke repairs to the unit, plus all suite and carpet cleaning costs, will be charged back in full to the Tenant.
3. The Tenant is responsible to pay all move-in & move-out fees (the "Moving Fees") and all move-in & move-out damage deposits, which are charged by the Strata Corporation. The Landlord's Agent will advise the Tenant of any Moving Fees and/or related moving damage deposits and these fees are to be paid in advance to any actual move-in or move-outs by the Tenant. The move fee for Anderson Walk is \$100 or per building bylaws.
4. If the Tenant ends the fixed term of this Agreement early, the Tenant will pay and reimburse the Landlord's Agent for the following If the Tenant ends the fixed term tenancy before the end of the original term as set out in the Residential Tenancy Agreement, the Landlord may, at the Landlord's option, treat this Agreement as being at an end. In such event, the sum of one month's rent ("2350") plus an additional "\$ 500" plus applicable taxes will be paid by the tenant to the landlord as liquidated damages, not as a penalty, to cover the administration costs of re-renting the rental unit. The Landlord and Tenant acknowledge and agree that the payment of liquidated damages will not preclude the landlord from exercising any further right of pursuing another remedy available in law or in equity, including, but not limited to, damage to the rental unit or residential property and damages as a result of lost rental income due to the tenant's breach of any term of this Agreement.
5. The Tenant agrees and understands that in the event of a decision to vacate the Rental Unit once a tenancy is on a month-to-month basis, the Tenant will give the Landlord's Agent due and proper notice at no less than one full calendar month's notice; and in required written form as a letter or short note, whereby the Tenant's full name, signature, rental address, contact information and date of vacate are indicated. Notice to vacate must be either given to the Landlord's Agent in person or sent to the Landlord's Agent's offices either via registered mail, fax or by PDF email attachment only. Notices are required to be received the day before rent is due, therefore ending the tenancy one month from that day. Tenants who do not provide proper notice will be responsible for the following months rent.
6. The Tenant agrees to fully abide by the by-laws, rules and regulations of the Strata Corporation and to compensate the Landlord for any fines imposed as a result of any Tenant's violations of the by-laws or rules and regulations. The Tenant also agrees that any guests visiting on the premises, either in suite or on the common property, will also be advised to follow the same by-laws, rules and regulations of the Strata Corporation; failure to do so may also result in any applicable fines being charged back to the Tenant.
7. In order to promote the safety, welfare, enjoyment and comfort of other occupants and tenants of the residential property and the Landlord, the Tenant or the Tenant's guest must not disturb, harass, or annoy another occupant of the residential property, the Landlord or a neighbor. In addition, noise or behavior, which in the reasonable opinion of the Landlord may disturb the comfort of any occupant of the residential property or other person, must not be made by the Tenant or the Tenant's guest, nor must any noise be repeated or persisted after a request to discontinue such noise or behavior has been made by the Landlord. The Tenant or the Tenant's guest must not cause or allow loud conversation or noise to



disturb the quiet enjoyment of another occupant of the residential property or other person at any time, in particular between the hours of 10:00 p.m. and 9:00 a.m.

8. The tenants agrees to carry sufficient insurance to cover his property against loss or damage from any cause and for third party liability and the Tenant agrees that the Landlord will not be responsible for any loss or damage to the Tenant's property. The Tenant agrees to provide the Landlord's Agent with a copy of proof of coverage prior to the handover of suite keys and FOBs. The Tenant is to provide the landlord with current copies of the Tenant's Insurance Policy upon renewal. The Tenant is responsible for any claim, expense or damage resulting from the Tenant's failure to comply with the terms of this Agreement and this responsibility will survive the ending of this Agreement. The tenant will not do, or permit to be done, anything that may void the Landlord's insurance covering the residential property or rental unit, or that may cause the Landlord's insurance premiums to be increased. Unless the Landlord is in breach of a lawful duty, the Tenant releases the Landlord from any liability in connection with the use by the Tenant or Tenant's guest of the rental unit or residential property.
9. The Tenant agrees that should there be any repair costs for plumbing such as plugged drains, garburators and/or any toilets within the rental unit, whereby the cause of the blockage has been found to be caused by The Tenant, The Tenant agrees to pay for and/or reimburse any and all costs associated with the repair of such drains, garburators and/or toilets.
10. **Subletting of this apartment is strictly prohibited by the terms of this lease agreement** without prior written consent from the Landlord under strict guidelines as outlined by the Landlord's Agent. Any new tenants must undergo the typical tenant screening process of the Landlord's Agent. The Landlord reserves the right to deny a sublease request if the new Tenant does not meet the Landlord's tenant screening criteria. The Landlord may end the tenancy immediately should of these guidelines not be followed. The Tenant will be responsible for any fees charged by the building in the event a sublease is granted by the Landlord.
11. The Tenant and his guest must use the rental unit for private residential purposes only and not for any illegal, unlawful, commercial or business purposes. No public meetings or assemblies may be held in the rental unit. No business or commercial advertising may be placed on or at the rental unit or residential property.
12. When the Landlord supplies window coverings, the Tenant's drapes and curtains may not be used without the Landlord's written consent. The Tenant will not make or cause any structural alteration to be made to the rental unit or residential property. Painting, papering or decorating of the rental unit or residential property will be done only with the Landlord's prior written consent and with Landlord approved colors. The Tenant may not install a washer, dryer, dishwasher or similar equipment without the Landlord's prior written consent. Any appliance or equipment supplied by the Landlord must not be repaired or removed without the Landlord's prior written consent.
13. The Tenant agrees and understands that motor vehicle or any other repairs must not be done in the rental unit, on the residential property or on the common property of the building or strata lot. The Tenant is responsible to ensure that all vehicles parked on the property or common property are fully insured for liability with ICBC and are in good working condition. Vehicles leaking any type of fluid are not permitted and must be repaired immediately or they will be subject to towing at the Tenants' cost.
14. The Tenant is entitled to mount or hang wall art, televisions and/or extra shelving within the unit provided that the installations are done safely and without causing any damage (avoiding any inner wall studs, electrical, plumbing, pipes, and/or other potentially dangerous obstacles). The installations may not be permanent and must be removed by the Tenant at the time of vacate. In addition to the proper and complete removal of any such installations, the Tenant agrees to patch, repair and re-paint (and/or touch up) any of the affected areas and will leave the areas free from any nail holes and/or marks of any similar nature; in essence, the walls must be returned to the original condition of that at the start of the tenancy.
15. The Tenant agrees and understands that upon vacate of the Rental Unit, he/she will be responsible to pay for professional carpet cleaning in order to bring the unit back to the original condition at the time of move-in. The Tenant also agrees and understands that these works will be performed by professional suite and professional carpet cleaners of the Landlord's Agent's choice in order that the move-out condition standards required by the Landlord's Agent are met and satisfied (as at the time of the move-in inspection).
16. The Tenant is responsible to pay for any and all BC Hydro, telephone, cable and internet services within the Rental Unit during the duration of the tenancy; all accounts must be in the Tenant's name.
17. The Tenant is responsible to report all items requiring repair and maintenance to the Landlord's Agent in order that any and all repairs/works may be completed in a timely and efficient manner to maintain the integrity of the Rental Unit.





18. If the Tenant remains in possession of the rental unit after the last day of the term as set out in this Agreement, or after any other lawful end of tenancy, the Landlord may claim for damages against the Tenant and the Tenant will be liable for damages suffered by the Landlord. The Landlord may apply for an Order of Possession or a similar order from a court or arbitrator and when such an order has been obtained, eviction by a bailiff may follow. In addition the Landlord and the incoming tenant have a civil right of action against the tenant as a result of the tenant's failure to leave the rental unit as required by law.
19. The Tenant agrees that if the person signing this Agreement as or on behalf of the Landlord is an agent for the owner of the residential property, and such agent receives any money in connection with the tenancy, the agent is not a stakeholder, and the agent may release the money to the owner.
20. The Tenant agrees and understands that should there be an occurrence of a rent cheque returned NSF (non-sufficient funds), a charge of \$40 will be levied and that replacement funds will be provided to the Landlord's Agent via certified funds, a money order or cash within 48 hours. A late charge of \$30 may also be assessed should a tenant have more than two (2) NSF cheques in any 12 month period.
21. The Tenant agrees that email shall be an acceptable method of communication for reasons including but not limited to providing copies of signed lease agreements, condition inspection reports and/or any other tenant or strata related notices. Tenants' primary emails josephlee0414@gmail.com
22. The tenant agrees to have the monthly rent payments paid through automatic withdrawals from the tenants chosen account. The PAD agreement must be completed and returned prior to lease commencement.
23. The tenant will be responsible for the cost of any damages to the wool carpets and hardwood floors and any mold damage found within the suite from the lack or neglect of use of the washroom fan.
24. Building Strata By-Laws and Rules have been received at time of lease signing:
25. The Tenant agrees and understands that they are responsible for their any or all visitors/guests and any potential cost(s) or damage(s) related from their visitors in any event.
26. The Tenant agrees and understands that the use of storage locker(s) (if allocated) and/or allocated parking stall(s) must be used in an appropriate manner under the provisions of the bylaws of the building.

Vehicle Make _____	License Plate _____
Vehicle Make _____	License Plate _____
Vehicle Make _____	License Plate _____

All other terms and conditions contained in the said Agreement remain the same and in full force and effect.

DATED this \_\_\_\_ day of \_\_\_\_\_, 2017

WESTWOOD RIDGE DEVELOPMENT CORPORATION  
(Acting as the Landlord's Agent)

**TENANT(S):**

**Name:** Mr. Suwon SONG

**Signature:** \_\_\_\_\_

**LANDLORD:**

\_\_\_\_\_  
Per: Landlord's Agent  
Westwood Ridge Development Corporation



WESTWOOD RIDGE  
development corporation

## COMMUNITY INFORMATION

Address:	119 W 22nd St, North Vancouver, V7M 0B4
Building Manager Information:	Elaine Schroeder (andersonwalkrm@gmail.com)
Enterphone Set-up:	Please contact building manager on site
Move-in confirmation:	Please contact building manager on site
BC Hydro Set-up:	1.800.224.9376
Parking Stall Number(s):	82
Storage Locker Number(s):	23
Emergency Contact:	604.871.4478
In-suite Maintenance:	<a href="http://www.westwoodridge.ca/maintenance-request/">www.westwoodridge.ca/maintenance-request/</a>

Strata Property

Act FORMK

NOTICE OF TENANTS RESPONSIBILITIES

(Section 146)

RE: Strata Lot. 100, [strata lot number as shown on the strata plan] of  
Strata Plan BCS4345 [the registration number of the strata plan]

Street Address of Strata Lot #414 - 119 W 22nd St  
North Vancouver, British Columbia  
V7M 0B4

Name of Tenant Mr. Suwon SONG  
Phone Number(s) 6047822218 (res) \_\_\_\_\_ (bus)  
Email josephlee0414@gmail.com

Tenancy commencing: 07, 1, 2017

IMPORTANT NOTICE TO TENANTS

1. Under the Strata Property Act, a tenant in a strata corporation **must** comply with the bylaws and rules of the strata corporation that are in force from time to time (current bylaws and-rules attached).
2. The current bylaws and rules may be changed by the strata corporation, and if they are changed, the tenant **must** comply with the changed bylaws and rules.
3. If a tenant or occupant of the strata lot, or a person visiting the tenant or admitted by the tenant for any reason, contravenes a bylaw or rule, the tenant is responsible and may be subject to penalties, including fines, denial of access to recreational facilities, and if the strata corporation incurs costs for remedying a contravention, payment of these costs.

Date: \_\_\_\_\_ [month, day, year]

\_\_\_\_\_  
Signature of Landlord or Agent of Landlord

Address of Landlord, or Agent of Landlord

WESTWOOD RIDGE  
DEVELOPMENT CORPORATION  
Suite 900 - 1333 West Broadway  
Vancouver, BC V6H 4C2

p. 604.871.4478 f. 604.871.4295  
e. info@westwoodridge.ca

\_\_\_\_\_  
Signature of Tenant(s)

