

RESIDENTIAL TENANCY AGREEMENT

Property Reference #: EPS3084

A Residential Tenancy Agreement between (use correct legal names)

the landlord:

Braden Root (owner)

and the tenant(s):

Last Name Gilbert	First Name Scott	Initial L	Birth Date (dd/mm/yyyy) 18/02/1983
Last Name	First Name	Initial	Birth Date (dd/mm/yyyy)
Last Name	First Name	Initial	Birth Date (dd/mm/yyyy)

The address of the place being rented to the tenant (called the rental unit in this tenancy agreement) is

Address: suite, number, street, city, BC, postal code
505-138 E Hastings St, Vancouver BC V6A0E6

The address for service and the telephone number of the landlord or landlord's agent is

Address: suite, number, street, city, BC, postal code

Phone Number

1. This tenancy agreement consists of the following:

- ☒ Terms Residential Tenancy Agreement (pages 1-9)
- ☐ Declaration of income of tenant and occupants
- ☐ List of Additional Tenants and Occupants
- ☐ Alternative Accommodation Terms
- ☒ Other Additional Terms or Modifications:

- ☐ Crime Free Housing Addendum
- ☐ Pet Ownership Rules
- ☐ Parking Terms
- ☐ Laundry Agreement Addendum

Must sign form K and follow strata rules and bylaws or pay fines. No parking, no pets

2. Length of the Tenancy

This tenancy starts on: 12/06/2022 (dd/mm/yyyy)

This tenancy is for a term of 3 years

3. Rent

The rent for the rental unit is \$ 1450 per month.

Other monthly charges: Cablevision \$

TOTAL: \$ 1450 + utilities

4. Occupants (other than tenants named above). List all other persons (including those under age 19) who will occupy the rental unit.

Last Name, First Name, Initial Dunne, Heather, A-J	Birth Date (dd/mm/yyyy) 25/01/1980	Last Name, First Name, Initial	Birth Date (dd/mm/yyyy)
Last Name, First Name, Initial	Birth Date (dd/mm/yyyy)	Last Name, First Name, Initial	Birth Date (dd/mm/yyyy)

5. Senior Citizens and Persons with Disabilities (Check if applicable)

☐ The residential property is designated for seniors and persons with disabilities.

If this section applies, the tenant agrees that all tenants and occupants must be 19 years or older, with at least one tenant aged 55 years or older or disabled.

6. What is included in the rent:

- ☐ Water
- ☐ Electricity
- ☐ Heat
- ☒ Stove and Oven
- ☒ Refrigerator
- ☐ Carpets

- ☐ Window Coverings
- ☐ Cablevision
- ☒ Laundry
- ☒ Other facility or service:

- ☐ Sewage Disposal
- ☐ Garbage Collection
- ☐ Parking for number of vehicle(s)
- ☐ Furniture
- ☐ Sheets and Towels

Air conditioner

No furnishings, equipment, or utilities will be provided by the landlord except those checked above.

7. Signatures (By signing this tenancy agreement, the landlord and the tenant are bound by its terms and the tenant acknowledges receiving a copy of this tenancy agreement).

Landlord Signature <i>Braden Root-McCaig</i>	dd/mm/yyyy 12/06/2022	Tenant Signature <i>[Signature]</i>	dd/mm/yyyy 12/06/2022
Tenant Signature	dd/mm/yyyy	Tenant Signature	dd/mm/yyyy

Strata Property Act
FORM K
NOTICE OF TENANT'S RESPONSIBILITIES
(Section 146)

Re: Strata Lot _____ [strata lot number as shown on strata plan] of

Strata Plan _____ [the registration number of the strata plan]

Street Address of Strata Lot

505 - 138 E Hastings

Name(s) of tenant(s)

Scott Gilbert

Tenants phone number

Home

Work

Cell

778-834-1635

Tenancy commencing

June 12, 2022 [month day, year]

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.

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 those costs.

Date:

June 12, 2022 [month, day, year]

Address of landlord, or agent of landlord:

Bradon Root-McCaug

Signature of Landlord, or Agent of Landlord

(Scott Gilbert)

Signature of Tenant

Signature of Tenant