

The Tenancy Agreement is between John Smith (the “resident”) and Christ Lutheran Church (“CLC”). The Tenancy agreement created by this agreement is governed by the RESIDENTIAL TENANCIES ACT and if there is a conflict between this agreement and the Act, the Act prevails.

1. Residential Premises:

• Christ Lutheran Church agrees to rent to the resident the main floor, second storey and basement at: 453 Highland Road, Peterborough, ON K9H 5J8 (“Martin Luther House” or the “House”). Other than the resident’s private bedroom, the house is shared with and is the joint responsibility of the other residents.

2.Fixed Term of Tenancy:

Beginning on the 1st day of May 2020 and ending August 31, 2020

3. Rent:

- Rent is due and payable on the first day of the month for the following month.
- The resident will pay rent of: \$600.00 per month.
- Rent cheques must be payable to “Christ Lutheran Church.”
- Utilities included in the rent are: power, water, heat, and wifi internet.

4. Appliances and Furnishings:

- Martin Luther House will supply and maintain the following during the tenancy, the cost of which is included in the rent: refrigerator, stove, washer, dryer, and microwave, to be shared by all residents; and a bed, desk, dresser, and end table in the resident’s bedroom. (Residents must supply their own bed linens.)

5. Security Deposit:

- The resident has paid to Christ Lutheran Church a security deposit of one month’s rent, i.e., \$600. Christ Lutheran Church will hold the security deposit paid by the resident in trust until the resident moves out. When moving out, the resident is expected to leave the House clean, tidy, and in good repair. All personal belongings shall be removed by the resident. Costs incurred by Christ Lutheran Church for cleaning/ moving/ repairing damage done by the resident will be recovered from the security deposit. The remaining amount plus interest determined by the Landlord & Tenant Advisory Board will be refunded.

6. Insurance

- **The resident must insure his or her own property against damage or loss.**

7. Maintenance & Safety:

A. Christ Lutheran Church – Martin Luther House Responsibilities:

- CLC will endeavour to maintain the House in a reasonable condition for the well being of the residents and the community.
- CLC will address any maintenance issues as soon as possible.
- CLC will bear the cost of all repairs, except in the case of negligence of the residents.
- CLC will respect the privacy of the residents and will not enter their personal rooms uninvited without giving at least 24-hour written notice, except in case of emergencies.

B. Residents’ Responsibilities:

- The resident will maintain the House and its grounds in a tidy condition.
- The resident will dispose of all garbage and recyclables from the premises in a proper manner.
- The resident will bring any necessary repairs to the attention of the Martin Luther House Property Manager immediately.

- The resident will only use small nails and picture hooks to hang pictures in the premises.
- The resident will not do any structural alterations, furniture removal, painting, papering or re-decorating with the prior consent of Martin Luther House council.

8. Building Rules and Regulations:

- Smoking and drug-use are not permitted in the House.
- Excessive noise disturbing the comfort of other residents or neighbours and parties involving drunkenness (e.g., ‘keggers’) and/or causing a public disturbance in the House or on its grounds will not be tolerated.
- Possession or use of firearms, fireworks, any type of gun or other form of weapon or explosive is not permitted in the House.
- Pets are not permitted in the House.
- Guests are permitted only for short-term stays, up to a maximum of three days, and only by the agreement of all the residents. The resident must not leave guests in charge of the premises.

9. Community Expectations: A. Code of Behaviour

It is expected that resident shall:

- Respect the law.
- Interact with other residents in a way that preserves the dignity of each individual.
- Respect the diversity of the student population.
- Behave in a manner that fosters an equitable, welcoming environment in the House.

10. Indication of Agreement

- By signing this section, the residents and CLC commit themselves to this agreement.

Name of Resident (please print)

Signature

Date

Name of Council Member (please print)

Signature

Date

Any resident unable to fulfill this agreement, or whose continued residency is no longer deemed to be in the best interests of the community, will be asked to withdraw from the House. This decision shall be made by the Martin Luther House Council with input from the community.

All residents are required to acquire and show proof of Tenant Insurance for the term of their residency.