



Civida.ca

E: help@civida.ca

P: 780-420-6161

F: 780-426-6854

10232 112 Street NW

Edmonton, AB T5K 1M4

THE TENANCY 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.

February 10, [REDACTED] TCODE: [REDACTED]

THIS AGREEMENT IS MADE IN DUPLICATE THIS _____ DAY OF _____, A.D. _____, BETWEEN

Civida (the "Landlord")

AND

[REDACTED] (the "Tenant")

OF THE CITY OF EDMONTON, IN THE PROVINCE OF ALBERTA.

PREMISES

1. The Landlord agrees to rent to the Tenant the property municipally known as: [REDACTED] (hereinafter called the "Premises")

TERM (Month to Month)

2. This Agreement is made on a month to month basis commencing on the first day of March, A.D. 2022, hereinafter called the "Commencement Date".

Tenant Initials

In the event the Tenant takes possession of the Premises before the Commencement Date, the Tenant hereby covenants to pay the Landlord the sum of \$N/A covering the period for the N/A day of N/A, A.D. N/A to the Commencement Date.

DS [REDACTED]

RENT PAYABLE DURING TERM

3. The Tenant covenants to pay to the Landlord at any Edmonton Branch of The Royal Bank of Canada or at such place as designated by the Landlord a basic rent as hereinafter provided for, in advance, on the first day of each and every month, the first of such payments to become due on the Commencement Date.

AUTHORIZED OCCUPANT

4. a) In addition to the Tenant, only the following other persons may occupy the Premises, unless otherwise agreed to in writing by the Landlord and Tenant:

[REDACTED]

TENANT'S RESPONSIBILITIES

b) In addition to his responsibilities under the *Residential Tenancies Act*, Statutes of Alberta 2004, Chapter R-17.1, and amendments thereto, (hereinafter called the "Act"), the Tenant will be responsible for the actions and consequences of those actions of the members of the household and any other person who occupies the Premises with the Tenant's consent or with the consent of a member of the household, or who is permitted on or about the Premises, the common area, or the property of which they form a part, by the Tenant or by a member of the household.

SECURITY DEPOSIT

5. a) The Tenant deposits with the Landlord the sum of \$400.00 as a security deposit. The Tenant agrees that interest on the security deposit will not become payable until the termination of this Agreement. At the termination of this Agreement, the Landlord may use the security deposit and the accrued interest to cover the cost of the following:

- i) Repairing any damage or loss to the Premises, the common areas or the property of which the Premises or common areas form a part, caused by the Tenant, his immediate family or any other person allowed on the Premises by the Tenant;
- ii) Cleaning the Premises in a manner acceptable to the Landlord, of which the Landlord's discretion will be absolute;
- iii) Any rent owing to the Landlord when this Agreement is terminated;
- iv) Any costs or charges arising from the Landlord having the carpeting in the unit professionally cleaned upon the Tenant vacating the Premises;
- v) Removing abandoned Tenant goods;



Civida.ca

E: help@civida.ca

P: 780-420-6161

F: 780-426-6854

10232 112 Street NW

Edmonton, AB T5K 1M4

- vi) Any costs or charges resulting from excessive use of electricity, heat and/or water as provided for Tenant by the Landlord;
 - vii) Any other expenses allowable under the Act;
 - viii) The Tenant agrees to pay the balance where charges are in excess of the security deposit and interest.
- b) The security deposit cannot be applied by the Tenant against any rent owing to the Landlord during the tenancy.
 - c) Any balance remaining after all repairs, cleaning costs and rent owing have been paid, will be returned in accordance with the Act.

INTERPRETATION

6. Wherever the singular and masculine are used throughout this Agreement, they will be construed as if the plural and feminine had been used where the text or party or parties hereto so require, and the rest of the sentence will be construed as if the necessary grammatical and terminological changes thereby rendered necessary had been made. Where there is more than one (1) Tenant, all Tenants are deemed to be joint Tenants and all covenants contained herein are joint and several as between all Tenants.

BASIC RENT

7. The basic rent payable by the Tenant to the Landlord will be determined as follows:

- a) If the Tenant is not in receipt of Social Assistance, the basic rent payable is based on a percentage of the Tenant's family income and is calculated in accordance with the *Alberta Housing Act*, Revised Statutes of Alberta 2000, Chapter A-25 Regulations, and any amendments thereto; the Landlord's discretion hereto will be absolute.

CHANGES IN FAMILY INCOME AND COMPOSITION

[REDACTED] Tenant Initials

DS [REDACTED]

b) The Tenant acknowledges that the information supplied on the application for accommodation as to his family's income, assets and composition forms the basis of the Tenant's eligibility for housing in the Premises, the type of accommodation to which the Tenant is entitled, and the Tenant's basic rent throughout the tenancy. The Tenant further acknowledges that the said information must at all times be kept current throughout the tenancy and, in order to accomplish this, the Tenant shall:

- i) **Notify the Landlord in writing of any change in the Tenant's family income, assets, or composition, and**
- ii) **Submit a statement of the Tenant's family income, assets, or composition at any time the Landlord so requests.**

The Tenant further agrees:

iii) Upon failure of the Tenant to disclose and/or verify income at the Landlord's request, to pay to the Landlord a market rent in an amount and on a commencement date to be determined at the sole discretion of the Landlord.

SOCIAL ASSISTANCE RECIPIENT

c) If the Tenant is in receipt of, or becomes a recipient of, Social Assistance, the basic rent payable by the Tenant will be determined in accordance with the *Alberta Housing Act, 2000*, Regulations, and any amendments thereto, and Social Assistance Rent Schedule then in effect. The Tenant must notify the Landlord immediately in writing if he becomes a recipient of Social Assistance.

SOCIAL ASSISTANCE PAYMENT

d) If the Tenant receives payments from any Social Assistance Agency intended to be paid in whole or in part for the Tenant's rent for the Premises, the Tenant will be deemed a trustee for the amount of rent hereinbefore provided for irrespective of the terms of payment imposed by the Social Assistance Agency.

e) Where electrical power to the Premises and/or electrical power for the common area is provided for the Tenant by the Landlord, the basic rent set for and charged to the Tenant will be increased by an amount equal to the costs for the electrical power. The Landlord may adjust this amount with 30 days written notice to the Tenant.

RECALCULATION OF RENT

f) In the event that the Tenant provides any incorrect or misleading information or fails to provide information as to his income or assets in his application for rental of the Premises or in any subsequent statement furnished by him pursuant to this Agreement or any renewal thereof, in addition to any other remedies which the Landlord may exercise, the rent will be recalculated, based on the corrected information and readjusted accordingly. In the event that such recalculation indicates that additional rent is owing, the Tenant will upon demand by the Landlord forthwith pay such additional rent.



Civida.ca

E: help@civida.ca

P: 780-420-6161

F: 780-426-6854

10232 112 Street NW

Edmonton, AB T5K 1M4

UTILITIES AND SERVICES

[REDACTED] Tenant Initials

DS [REDACTED]

- g) Providing false, incomplete or misleading information regarding amounts and/or sources of income, assets, and/or family composition on which the Landlord relies to calculate an abated rent is a criminal offence and offenders will be prosecuted.
- 8. a) In the event the Tenant is responsible to pay a service provider directly for some or all utilities, the Tenant will maintain such utilities, including electricity, heat, and water to the Premises effective the Commencement Date, or effective the first day of occupancy when possession of the Premises is provided to the Tenant before the Commencement date, and throughout the duration of this Agreement. When the Tenant takes possession of the Premises before the Commencement Date, and throughout the duration of this Agreement, the Tenant will pay the appropriate utility company and/or service provider for electrical power and for associated connection, disconnection, transfer, and/or other fees. Where utilities and/or cable are provided by the landlord and apportioned to the Tenant, the apportionment forms part of the rent payable to the Landlord. The Tenant will be responsible for other services, including telephone, and will pay the appropriate authorities for them.
- b) Payment to the Landlord for parking, cable television, and/or electrical power costs forming part of the basic rent is to be made, in advance, on the first day of each and every month.
 - i) If the Tenant fails to make the required payment(s) on time, the Landlord may disconnect the cable television access without notice.
 - ii) The Landlord may adjust the costs with 90 days written notice to the Tenant.
- c) The Tenant will be responsible for extraordinary costs resulting from excessive use of these utilities. In determining excessive use, the Landlord's discretion will be absolute. Payment to the Landlord for costs of electricity, heat and/or water will be made upon receipt of the invoice from the Landlord to the Tenant.

ABANDONMENT

- 9. Should the Tenant fail to take possession of the Premises on the Commencement Date of this Agreement, or should the Tenant abandon the Premises before the termination of this Agreement:
 - a) The Landlord may, in accordance with the *Act*, take possession thereof without notice or demand and re-let the Premises without affecting its right to recover outstanding rental and damages; and
 - b) Where the Tenant has abandoned goods, dispose of such goods in accordance with the *Act*.

LANDLORD REPAIRS

- 10. The Tenant will permit the Landlord to make repairs to the Premises as the Landlord may deem necessary without a reduction in rent or other compensation to the Tenant.

ALTERATIONS

- 11. The Tenant will not make alterations, additions or improvements to the Premises without the prior written consent of the Landlord.

DESTRUCTION

- 12. In the event that the Premises are damaged by fire, lightning, tempest or any other causes, the Landlord will have the option to terminate this Agreement by notice in writing given to the Tenant, without affecting any legal remedies in favour of the Landlord or the Landlord's right to repair or rebuild the Premises.

TOBACCO AND CANNABIS SMOKE

DS [REDACTED] Tenant Initials

DS [REDACTED]

- 13. The Tenant acknowledges that the Premises is strictly a smoke-free environment due to the health hazards associated to second hand smoke, other safety concerns and the nuisance caused by the presence of smoke including lasting odours which permeate walls, floor coverings and other interior finishes. This prohibition includes the use of both tobacco and cannabis products, all of which have undesirable effects on the Premises and the peaceful enjoyment of other tenants. Breach of this prohibition will be considered a substantial breach of this Agreement and result in the Landlord exercising remedies available to it under this Agreement and the RTA, including termination of this Agreement and eviction of the Tenant.

VISITS AND INSPECTIONS

- 14. The Tenant will permit the Landlord, its Employees and/or Agents, and all persons having written authority therefore from the Landlord, to visit and inspect the Premises at all reasonable times in accordance with the *Act*.

In addition, after the Tenant or the Landlord has given notice of termination, the Tenant will, upon 24 Hour Notice, permit the Landlord, its Employees and/or Agents, to enter the Premises at reasonable hours to show the Premises to prospective Tenants.

SURRENDER OF

- 15. Upon termination of the present Agreement, the Tenant will surrender the Premises in like



Civida.ca

E: help@civida.ca

P: 780-420-6161

F: 780-426-6854

10232 112 Street NW

Edmonton, AB T5K 1M4

PREMISES

condition as at commencement date of this Agreement excepting only reasonable wear and tear of which the Landlord will be the sole judge. It is understood that the Tenant will surrender the Premises by 12:00 noon on the last day of the tenancy.

TERMINATION BY TENANT

16. It is agreed that the Tenant may terminate this Agreement by giving notice in writing to the Landlord at such place as may be designated by the Landlord. Such notice will be delivered to the Landlord on or before the first day of a tenancy month to be effective on the last day of that tenancy month. The Tenant will be liable for any expense or loss incurred by the Landlord due to failure of the Tenant to provide the required notice or to vacate the Premises promptly at the termination of this Agreement.

TERMINATION BY LANDLORD

17. a) A condition of this Agreement is that the Tenant must be capable of maintaining the Premises. If the Tenant is no longer capable of maintaining, or does not desire to maintain the Premises, either party may terminate this Agreement.
- b) The Landlord, at its option, may terminate this Agreement, in accordance with the Act, by giving the Tenant written notice that the tenancy is being terminated if the Tenant commits any of the following substantial breaches of this Agreement:
- i) The Tenant fails to pay the rent upon it being due and payable;
 - ii) The Tenant interferes with either the rights of the Landlord or other Tenants in the Premises, common areas or the property of which they form a part;
 - iii) The Tenant performs illegal acts or carries on an illegal trade, business or occupation in the Premises, the common area or the property of which they form a part;
 - iv) The Tenant uses the Premises for purposes other than a private residential dwelling;
 - v) The Tenant allows the Premises to be used as a private residential dwelling for persons other than himself and those persons listed in Article 4 of this agreement without prior written permission of the Landlord;
 - vi) The Tenant sublets, assigns or re-rents the Premises without the written consent of the Landlord;
 - vii) The Tenant fails to continuously occupy the Premises during the term of tenancy, without prior written permission from the Landlord. If the Tenant is absent from the Premises and the Premises are unoccupied he is to arrange for daily inspection of the Premises by a competent person. The Landlord is to be notified in writing of an absence longer than four (4) days and of the name and phone number of the person designated to inspect the unit. The Tenant requires written permission from the Landlord authorizing periods of absence from the Premises exceeding four weeks;
 - viii) The Tenant fails to maintain electrical power to the Premises at all times;
 - ix) The Tenant does, omits to do or permits to be done, any act by which fire or any hazard may be created on, and/or adjacent to the Premises. The existence or supposed existence of any hazard will be deemed to be an emergency and the Landlord may, without notice, inspect the Premises for the purpose of discovering any condition which, in the opinion of the Landlord, constitutes a hazard. If the Tenant fails to remove such hazard to the satisfaction of the Landlord within twenty-four (24) hours of written notice from the Landlord, its Employees and/or Agents, requiring removal thereof, the Landlord will without further notice be entitled to terminate this Agreement;
 - x) The Tenant fails to maintain the Premises and any property rented with it in a reasonably clean condition;
 - xi) The Tenant causes or permits significant damage to the Premises, the common areas or the property of which they form a part;
 - xii) The Tenant permits firearms and/or weapons to be brought into the Premises, the common areas or the property of which they form a part;
 - xiii) The Tenant endangers persons or property in the Premises, the common areas or the property of which they form a part;
 - xiv) The Tenant fails to vacate the Premises at the expiration or termination of the tenancy;
 - xv) The Tenant fails to notify the Landlord immediately of any pest infestation, the Tenant fails to comply with the Landlord's requirements regarding preparation of the Premises for chemical spraying, baiting, heat treatment and or/any other pest control treatment and/or, upon 24 hour notice to enter the Premises, fails to permit the pest control technicians and/or equipment into the Premises, or fails to maintain the Premises in a condition to prevent pest infestation.
- c) The Landlord may terminate this agreement by giving the Tenant written notice that



Civida.ca

E: help@civida.ca

P: 780-420-6161

F: 780-426-6854

10232 112 Street NW

Edmonton, AB T5K 1M4

the tenancy is being terminated, twenty-four (24) hours after such notice is given, if the Tenant, or any member of the Tenant's household, or any persons affiliated with the Tenant or invited onto the Premises, common areas, or property of which they form a part by the Tenant or any member of the Tenant's household, commits either of the following breaches of this Agreement:

- i) Causes significant damage or permits significant damage to the Premises, the common areas or the property of which they form a part, or
- ii) Physically assaults or threatens to physically assault the Landlord or another Tenant.

- d) **The Landlord may terminate this agreement by giving the Tenant written notice, in accordance with the Act, for failure to provide statements of income, assets or family composition upon request;**
- e) **The Landlord may terminate this agreement by giving the Tenant written notice, in accordance with the Act, if the Tenant no longer meets the eligibility criteria of the Community Housing Program with respect to the Tenant's family income, assets or composition or any other eligibility criteria.**

LEGAL COSTS

18. If the Landlord incurs costs as a result of breach of this lease agreement, the Tenant will indemnify the Landlord for such legal costs on a solicitor client basis.

CHANGE IN MUTUAL RIGHTS AND DUTIES

19. The parties agree to amend this Tenancy Agreement, in the form of an addendum to this Tenancy Agreement, as directed by the management body Civida in order to bring the tenancy agreement into compliance with the *Alberta Housing Act*, the regulations under the *Alberta Housing Act*, the *Residential Tenancies Act* and the policies of Civida. Delay or failure to exercise any right or duty of the parties under the present Agreement or general law applicable will not constitute waiver or renunciation in whole or in part.

TENANT'S PERSONAL INSURANCE

20. **The Tenant is wholly responsible for insuring his personal property against accidental loss or damage due to fire, theft, water and other perils and for obtaining personal liability insurance. The Landlords insurance does not cover tenant goods.**

LIABILITY

21. The Landlord will not be liable or responsible for bodily or personal injury or property damage of any nature which may be suffered or sustained by the Tenant or members of his household, or his visitors and guests except where such injury or damage is occasioned by the negligence of the Landlord, its Employees and/or Agents.

The Tenant must notify the Landlord or its agents immediately after he becomes aware of any personal injury to any member of his family or visitors and guests which occurs on the Landlord's property.

22. The Tenant agrees to release and save harmless the Landlord and its agents from any and all claims, actions, demands, damages and expenses in connection with or arising out of use of recreational facilities, play grounds, recreational equipment and or exercise equipment supplied by the Landlord and further acknowledges the use of such facilities and equipment is entirely at the Tenant's own risk. Only the Tenant and his household members may use the recreational facilities, playgrounds, recreational equipment and exercise equipment.

INDEMNIFY AND HOLD HARMLESS

23. The Tenant will indemnify and hold harmless the Landlord, its Employees and/or Agents, from any and all claims, demands, actions and costs whatsoever that may arise out of the Tenant's performance of this Agreement.

OVERHOUSED OR UNDERHOUSED

24. Where the Tenant is considered over-housed or under-housed by the Landlord, the Tenant may, at the discretion of the Landlord, be required to relocate to more appropriately sized premises. Failure to comply would constitute a breach of this Agreement and the Landlord may terminate this agreement by giving the Tenant 30 days written notice that the tenancy is being terminated in accordance with the *Alberta Housing Act*, *Housing Accommodation Tenancies Regulation (1994)*.

25. The Tenant agrees that where carpets are provided the Landlord may have the carpets in the unit professionally cleaned upon the Tenant vacating the premises; and the Tenant covenants with the Landlord to pay all charges and costs arising from having these services carried out. In addition, the Tenant agrees that the Landlord may, at its discretion, deduct



Civida.ca

E: help@civida.ca

P: 780-420-6161

F: 780-426-6854

10232 112 Street NW

Edmonton, AB T5K 1M4

these charges and costs from the security deposit which has been provided by the Tenant.

**PREVIOUS
RESIDENTIAL
TENANCY
AGREEMENT
OBLIGATIONS**

26. The Tenant acknowledges and agrees that any monies owing by the Tenant to the Landlord, including unpaid rent, damages, costs, or any other liability or obligation owed by the Tenant to the Landlord, pursuant to any other Residential Tenancy Agreements or Lease Agreements executed by the Tenant and Landlord or Landlord's Agent, before the date of this Residential Tenancy Agreement, shall be incorporated into and form part of this Residential Tenancy Agreement and the obligations arising therefrom. The Landlord shall have the same rights and remedies as if the said monies owing arose from this Residential Tenancy Agreement.

The Tenant agrees to pay the Landlord the monies described in the preceding clause as set out in the annexed and attached Schedule and forming part of this Residential Tenancy Agreement and further agrees that in default the Landlord may exercise its rights and remedies against the Tenant in accordance with this Residential Tenancy Agreement, the *Residential Tenancies Act* and its Regulations, and the *Alberta Housing Act* and its Regulations.

The Tenant agrees that the Landlord may, without in any way prejudicing or otherwise affecting its rights hereunder, exercise uncontrolled discretion as it sees fit and elect to appropriate any payment made by or monies received from the Tenant to retire first any outstanding obligations or payments due to the Landlord, including unpaid rent, damages, costs, or any other liability or obligation owed by the Tenant to the Landlord arising from other Residential Tenancy Agreements or Lease Agreements executed by the Tenant and Landlord or Landlord's Agent.

**MAINTENANCE
AND REPAIRS**

27. The Tenant will be responsible for keeping the Premises and common areas clean and will repair at his own expense all damage caused by his willful conduct or negligence or the willful conduct or negligence of persons permitted on the Premises and common areas by him. The Landlord, its Employees and/or Agents may enter the premises to view the state of cleanliness and repair, and the Tenant will clean and/or repair according to notice in writing. In the event the Tenant refuses or neglects to clean or repair the Premises and common areas after being so notified by the Landlord, the Landlord may terminate this Agreement and/or, on twenty-four (24) hours written notice to the Tenant, enter upon said Premises and make such repair or clean the Premises and common areas, and may recover the cost thereof from the Tenant.

The Tenant, upon at least twenty-four (24) hours written notice by the Landlord, will permit the Landlord, its Employees and/or Agents to have access to the Premises at all reasonable times, in accordance with the *Act*, for the purposes of inspecting the Premises, for maintaining the Premises in good and reasonable condition, and/or for repairing or causing the Premises to be repaired.

**CONDITION OF
THE PREMISES**

28. The Landlord and Tenant agree to inspect the Premises and complete and sign an Accommodation Inspection Report, which complies with the *Residential Tenancies Act* and its Regulations, at the beginning and the end of the tenancy.



Civida.ca

E: help@civida.ca

P: 780-420-6161

F: 780-426-6854

10232 112 Street NW

Edmonton, AB T5K 1M4

CARE OF THE PREMISES

- 29. a) The Landlord will ensure that the Premises and any items supplied by the Landlord are clean and in good repair at the beginning of the tenancy.
- b) The Landlord where, where responsible for maintenance under this Agreement, will ensure a reasonably good state of repair.
- c) The Tenant will keep the Premises reasonably clean and will take good care of the items supplied by the Landlord. The Tenant will report any damage or deterioration of the Premises or items supplied by the Landlord as soon as he is aware of it.
- d) Where the Premises have its own sidewalk, entrance, driveway or parking space, which is for the exclusive use of the Tenant and his guests, the Tenant shall keep the sidewalk, entrance, driveway or parking space clean and tidy and free of objectionable material, including snow and ice. In the event the Landlord must remove snow and ice from the parking lot(s) the Tenant(s), upon Notice from the Landlord, will remove their vehicles promptly from their parking stall and from the parking lot. The Tenant is also responsible for the watering and cutting of the grass and for maintenance of the yard space for the Premises.
- e) The Tenant will pay for the cost of repair of plugged toilets, sinks and drains, and for the repair or replacement of windows, screens or light fixtures, where the repair or replacement has been caused by damage or removal by the Tenant or the Tenant's guests.
- f) The Landlord and the Tenant shall comply with standards of health, sanitation, fire, housing and safety as required by law.

CHANGE IN OWNERSHIP/ MANAGEMENT

- 30. The Landlord will advise the Tenant of any change in ownership and/or management of the Premises within seven days of that change.

COMPLY WITH RULES

- 31. The Tenant, his immediate family, other household members, and/or his visitors and guests will comply with all the rules and regulations stated on TENANT REGULATIONS attached and forming part of this Agreement.

I/we hereby agree to the conditions set out in this Residential Tenancy Agreement and acknowledge receipt of the Residential Tenancy Agreement in its entirety and the attached Tenant Regulations.

DocuSigned by:
 [REDACTED]
 WITNESS
 [REDACTED]
 WITNESS
 [REDACTED]

DocuSigned by:
 February [REDACTED]
 DATE
 February [REDACTED]
 DATE
 TENANT
 [REDACTED]
 TENANT
 [REDACTED]

Civida
 PER: [REDACTED]
 DocuSigned by:
 [REDACTED]



Civida.ca

E: help@civida.ca

P: 780-420-6161

F: 780-426-6854

10232 112 Street NW
Edmonton, AB T5K 1M4





RENTAL DEPOSIT AGREEMENT - NEW TENANTS

TCODE [REDACTED]

I/we [REDACTED] agree to rent the premises known as [REDACTED] for occupancy on [REDACTED]

I/we hereby agree to make payments of \$400.00, to be held as a non-refundable rental deposit on the suite and agree to pay the first month's rent and security deposit prior to taking occupancy. Upon taking occupancy, I/we understand that my/our rental deposit will be credited toward the required payments. It is understood that failure to pay the required security deposit and first month's rent in total will result in cancellation of my/our lease and the loss of my/our rental deposit.

Signed this _____ day of February [REDACTED], 20_____.

<p>DocuSigned by: [REDACTED]</p> <p>_____)</p> <p>_____)</p> <p>WITNESS PE [REDACTED])</p>	<p>DocuSigned by: [REDACTED]</p> <p>_____)</p> <p>Tenant [REDACTED])</p> <p>_____)</p> <p>Tenant [REDACTED])</p>
---	--

PAYMENTS REQUIRED

Date (M/D/Y)	Receipt Number	Amount		
_____	_____	_____	Rent	\$555.00
_____	_____	_____	Security Dep	\$400.00
_____	_____	_____	Parking	\$10.00
_____	_____	_____	Utilities	\$N/A
TOTAL				\$ 965.00

*Please note:

- If your lease is in two names, i.e.: married or common-law couples, both parties must attend the lease appointment.
- An interpreter is required in all cases where applicants are not fluent in spoken and/or written English.
- Any changes in your gross family income or composition must be verified in writing before your lease appointment.
- First month's rent and security deposit payments MUST MADE BY E-TRANSFER, CERTIFIED CHEQUE, MONEY ORDER OR INTERNET/TELEPHONE BANKING. PAYMENT MUSST BE RECEIVED OR VERIFIED BEFORE THE MOVE-IN INSPECTION CAN BE BOOKED.





Civida.ca

E: help@civida.ca

P: 780-420-6161

F: 780-426-6854

10232 112 Street NW

TCODE: [REDACTED]

February [REDACTED]

Dear Resident:

Your rent for the month of [REDACTED] until further notice is \$565.00 (\$555.00 RENT+ \$10.00 PARKING).

You are authorized to move in on [REDACTED]. Prior to move in, please phone your Site Manager(s) to arrange a check in inspection. Your Site Managers are [REDACTED]. Their phone number is [REDACTED].

Security Deposit charged is **\$400.00**

Please notify our office immediately, in writing if:

- o Your household income goes down by more than \$35.00 per month. You may qualify for a rent reduction.
(Remember that the minimum basic rent is \$120.00)
- o If you have no income due to a job ending, you may apply for a one month rent reduction.
- o There is a change in your family members (i.e. someone moves in/out, or birth of baby, etc.). Your rent may be recalculated as a result of this change.
- o You begin to receive Alberta Works Income Support or Learner Income Support from Alberta Employment and Immigration.
Your rent will be adjusted to the scale that is used when someone receives these benefits.

All proof of changes in income and/or family composition must be submitted to Civida by the last day of the month in which the changes occur

Yours truly,

DocuSigned by:

[REDACTED]
Placement Officer

Personal information, including information about gross household income of the individual members of the household, assets of the household, and characteristics and composition of the household is required under the "Alberta Housing Act." This information is used to assess the household's eligibility for the rent-geared-to-income program, to determine the basic rent, and to determine the type and size of unit required. Information is protected by the "Freedom of Information and Protection of Privacy Act." Questions regarding the collection of personal information may be directed to your Community Housing Services Clerk III at the address and telephone number listed above.



ADDENDUM TO LEASE

This agreement is made in duplicate this ____ day of _____, 20__

BETWEEN:

Civida

"THE LANDLORD"

- AND -

[REDACTED]

"THE TENANT"

THE LANDLORD AND THE TENANT(S) AGREE AS FOLLOWS:

I/We the tenants of the unit municipally described as [REDACTED], Edmonton, Alberta, acknowledge that I/We are not permitted, under any circumstances to occupy the basement of the premise described above as a bedroom and/or any other living accommodation. I/We understand that this space may only be used as storage at our own risk. I/We acknowledge that these basements are concrete basements and are not dry basements and may leak. By signing this agreement I/We release Civida of any responsibility for damages, costs and/or incidents of any nature arising from the tenant's negligence.

I/We acknowledge that we have read, understood and agree to the aforementioned conditions.

DocuSigned by:
[REDACTED]
Landlord

Signed by the tenants:

DocuSigned by:
[REDACTED]

Signature

[REDACTED]
Print Name

DocuSigned by:
[REDACTED]

Signature

[REDACTED]
Print Name

Signature

Print Name

