



Northlands College  
Tenancy Agreement

This agreement made in duplicate, the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_

NORTHLANDS COLLEGE  
Box 1000  
Air Ronge, Saskatchewan  
S0J 3G0  
(hereinafter called "the Landlord")

---and---

Name and Home Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
(hereinafter called "the Tenant")

In consideration of the rents, covenants and agreements hereinafter reserved and contained on the part of the Tenant to be paid, observed and performed. The Landlord hereby demises and leases unto the Tenant, the premises described as:

For the period: \_\_\_\_\_ to \_\_\_\_\_

**The Tenant covenants with the Landlord that:**

For the period and location above, the Tenant will dwell and care for the residence as would be reasonably expected of any tenant in any lease arrangement. Northlands College waives monthly rent (\$300), plus utilities whenever applicable, and damage deposit (\$300) payroll deductions for the space provided in favour of offering a benefit for employment. Northlands College does reserve the right to invoice the Staff who signed this lease for any costs incurred as a result of misuse of the residence at the location above, during the period above.

The Tenant understands that the period above includes the period of expected employment plus 5 days at the beginning and at the end to properly move in and move out of the premises. Any time dwelling in the premises outside of the dates for the period above will be invoiced to the Tenant at the full cost for Landlord.

Signing this Agreement is the Tenant's acknowledgement that any known costs for damages or rent owing beyond the period listed above may be deducted from the Tenants paycheque for prompt payment of an outstanding invoice.



The Tenant hereby acknowledges that Northlands College is not responsible for providing insurance for the Tenant's property or for public liability insurance and it is recommended that the Tenant purchase insurance for personal possessions. Northlands College shall not be responsible for any damage or loss to, or of the personal property or effects to any other property, or to the person of the Tenant, or any other person occupying or visiting the apartment, and the Tenant shall indemnify the Landlord against any claim thereon.

The Tenant must report all acts of vandalism immediately to the RCMP and to Northlands College.

The Tenant is entitled to quiet possession of the leased premises.

The Tenant will not transfer nor assign this agreement nor sublet the whole or any part of the leased premises.

The Tenant shall and will permit the Landlord at all reasonable times to enter the said premises to view the state of repair thereof.

No pets of any kind are allowed.

Smoking in the building is prohibited. Should the residence have evidence of smoking inside, the Tenant will be invoiced for cleaning costs.

The Tenant will give the Landlord prompt notice of any defects or breakage in the structure or fixtures in the leased premises.

The Tenant shall be responsible for maintaining the premises and will be liable for all damage done by reason of water being left running in the leased premises or other damage by negligence and/or wilful act by the Tenant or any member of the family or household and by any person who may enter the apartment with the Tenant's permission, expressed or implied, or by the Tenant's negligence in failing to keep the leased premises locked.

At the expiration of the lease, the Tenant shall leave the premises in good repair, reasonable wear and tear, damage by fire, lightning and tempest only accepted.

The Tenant will not install or permit anyone to install in the demised premises, a water bed or any other water-filled furniture.

The Tenant shall advise the Landlord, in writing, of any changes in the number of persons residing in the leased premises: number of person to be residing in the said leased premises:\_\_\_\_\_.

**The Landlord and the Tenant mutually agree as follows:**

The Landlord shall not be liable for damage to person or loss of property caused by electric wiring, plumbing, ice, snow, steam leakage, water explosion, fire, smoke, acts of God, or any other cause whatsoever, whether the same be caused by default or negligence of the Landlord or another Tenant or of any persons, whether lawfully or unlawfully in the leased premises.



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A waiver by the Landlord of any breach of covenant or regulation shall not be considered to be a waiver of such covenant or regulation generally or of any subsequent breach of any covenant or regulation.

That if the said demised premises become uninhabitable by reason of fire or other casualty not caused by the negligence of the Tenant, his servants or agents, the rental herein reserved shall be cancelled upon mutual and authorized/documented agreement.

For any other reason, or upon termination of employment with Northlands College, this Tenancy Agreement may be terminated by either party providing five (5) clear days written notice.

Attached as Appendix A is the "CONDITIONS OF PREMISES CHECKLIST"

IN WITNESS WHEREOF the Tenant has signed his name and the Landlord has signed by its designate, as of the day and year first above written.

For NORTHLANDS COLLEGE (LANDLORD)

\_\_\_\_\_  
College Representative

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Date

For emergencies at the residence, the tenant may contact \_\_\_\_\_ (name)

at \_\_\_\_\_ (#cell).