Room Rental Agreement

Canada version

This agreement is between _____ (the “Householder”), who lives at _____, and _____ (the “Lodger”), starting on _____.

1. Room and shared areas

The Lodger may occupy _____ and share the kitchen, bathroom and living areas with the Householder. The Householder keeps a key to all rooms and may enter the Lodger’s room for cleaning, repairs or in an emergency, giving reasonable notice where possible.

2. Rent and bills

The rent is $_____, which includes utilities, internet and council tax or local charges unless stated otherwise. A deposit of $_____ is payable on signing and will be returned within 14 days of the Lodger leaving, less any unpaid rent or cost of damage.

3. House rules

_____

4. Ending the agreement

Either party may end this agreement by giving _____ notice in writing. The Lodger will leave the room clean and return all keys on the last day.

5. Nature of the arrangement

The Householder lives in the property and the Lodger shares living accommodation with them, so this agreement is a licence to occupy and not a tenancy.

6. Entire agreement

This agreement, together with any documents it refers to, is the entire agreement between the parties about its subject and replaces any earlier discussions, proposals or understandings about it.

7. Changes and waiver

Any change to this agreement must be in writing and signed by all parties, which may be done electronically. A failure or delay in enforcing any part of this agreement is not a waiver of that right.

8. Severability

If any part of this agreement is found to be invalid or unenforceable, that part will be limited to the minimum extent necessary and the rest of the agreement will remain in effect.

9. Disputes

The parties will first try in good faith to resolve any dispute through discussion for at least 30 days before starting court proceedings.

10. Governing law and jurisdiction

This agreement is governed by the laws of the Province of _____ and the federal laws of Canada that apply there. Each party submits to the jurisdiction of the courts of the Province of _____.

11. Electronic signatures and counterparts

This agreement may be signed electronically and in counterparts, each of which is an original and which together form one agreement. The parties agree that electronic signatures are valid and binding under the electronic commerce legislation of the Province of _____ and the Personal Information Protection and Electronic Documents Act (PIPEDA), and have the same effect as handwritten signatures.

12. Signatures

Signed by the parties on the dates shown below.

Lodger

Full name

Email

Date

Householder

Full name

Date