

# RESIDENTIAL RENTAL APPLICATION – NO SMOKING

**INSTRUCTIONS:** Please complete all sections on all 3 pages. Please PRINT all information. Mark "N/A" in blanks that do not apply.

<b>APARTMENT SIZE REQUIRED:</b> <input type="checkbox"/> Bachelor <input type="checkbox"/> 1 Bedroom <input type="checkbox"/> 2 Bedroom <input type="checkbox"/> 3 Bedroom <input type="checkbox"/> Townhouse <input type="checkbox"/> Basement					
Building Address: _____		Unit #: _____	Rental Rate: \$ _____ Includes Parking: Y / N	Parking additional charge: \$ _____	# Indoor _____ # Outdoor _____
Elec. ____ Gas ____ Water ____ Water Heater ____ (Indicates payment responsibility, [T]enant or [L]andlord)		Lease Term: _____	Smoking permitted: Y / N	Locker additional charge: \$ _____	Commencement date _____
<b>APPLICANT'S Full Name:</b>			H. Phone #: _____ W. Phone #: _____ Email address: _____		
First _____	Initial _____	Surname _____			
SIN (Optional) or D/L Number _____		Date of Birth _____	Emergency Contact Info: _____		
<b>CO-APPLICANT'S Full Name:</b>			H. Phone #: _____ W. Phone #: _____ Email address: _____		
First _____	Initial _____	Surname _____			
SIN (Optional) _____		Date of Birth _____	Emergency Contact Info: _____		
<b>OTHER RESIDENTS (TO BE USED FOR EMERGENCY PURPOSES ONLY)</b>			<b>RELATIONSHIP</b>		<b>AGE (Optional)</b>
1. _____			_____		_____
2. _____			_____		_____
3. _____			_____		_____
<b>Present Address:</b>			How long there: _____		Rent amount _____
Landlord _____		phone # _____	Reason leaving: _____		
<b>Previous Address:</b>			How long there: _____		Rent amount _____
Landlord _____		phone # _____	Reason leaving: _____		
<b>Previous Address:</b>			How long there: _____		Rent amount _____
Landlord _____		phone # _____	Reason leaving: _____		
Have you ever been evicted? (details): _____		Pets (type & weight): _____	Have you been convicted of a criminal offence for which no pardon granted? _____ If so, details of the offence: _____ Have you ever filed for bankruptcy? Details? _____		
<b>APPLICANT'S Income Information</b>					
Status: <input type="checkbox"/> Full Time <input type="checkbox"/> Part Time <input type="checkbox"/> Student <input type="checkbox"/> Retired <input type="checkbox"/> Other					
Employer or income source _____			<input type="checkbox"/> Current <input type="checkbox"/> Previous		Length of time at this income source: _____
Employers or income source Address _____					
Supervisor / Caseworker _____			Phone # - Email _____		Net income per week \$ _____
<b>CO-APPLICANT'S Income Information</b>					
Status: <input type="checkbox"/> Full Time <input type="checkbox"/> Part Time <input type="checkbox"/> Student <input type="checkbox"/> Retired <input type="checkbox"/> Other					
Employer or income source _____			<input type="checkbox"/> Current <input type="checkbox"/> Previous		Length of time at this income source: _____
Employers or income source Address _____					
Supervisor / Caseworker _____			Phone # - Email _____		Net income per week \$ _____

<b>Bank Reference</b>	Address
Chequing Acct # _____	Savings Acct # _____

<b>Credit Reference</b>		Credit Acct #	
Address		Phone #	
<b>Personal Reference</b>	Address		Phone # - Email

  

INSTITUTION	ADDRESS	MONTHLY PMT.	BALANCE
1.			
2.			
3.			

  

MAKE / MODEL/YEAR	OWNED/LEASED	LICENSE PLATE NUMBER	PROVINCE
1.			
2.			

  

In Case of Emergency Contact:	Phone # - Email
Address	Relationship

  

**NOTE:** Upon approval of this rental Application by the Landlord, the Applicant's offer is deemed to be accepted and the parties shall immediately enter into a Tenancy Agreement on these same terms on the standard Ontario government lease form and any Appendices thereto. Upon such approval, a last month's rent deposit of \$ \_\_\_\_\_ shall be paid forthwith (if it has not already been paid). Upon such payment, the last month's rent deposit shall be applied as security towards the payment of the last month's rent. It is agreed that once this Application has been approved, the last month's rent deposit may be held by the Landlord as security against rent whether or not a signed Tenancy Agreement has been executed or whether or not the Tenant has moved into the rental unit, and that the deposit may be applied as rent provided that the rental unit has not been re-rented prior to the anticipated commencement date as above.

Upon execution of the Tenancy Agreement, the Tenant(s) shall be required to pay the rent for the first month of the tenancy prior to the commencement date of the tenancy. The Tenant's right to occupy the rental unit does not commence until such time as all required pre-conditions contained in the Tenancy Agreement have been satisfied, including but not limited to the payment of all required funds, the transferring of utilities into the Tenant's name if required and providing proof of insurance as may be required to the Landlord.

In for any reason, the Landlord is unable to give possession of the rental premises on the commencement date of the lease term, the Landlord shall not be subject to any liability to the Applicants and shall give possession to them as soon as the Landlord is able to do so with the rent abated until such time, and this will not affect the validity of the Tenancy Agreement, the obligations of the parties, nor shall it be construed as extending the term of the Tenancy Agreement.

A pre-paid deposit of the last months' rent in the amount of \$ \_\_\_\_\_ was paid on the \_\_\_\_\_ day of \_\_\_\_\_.

Said deposit was paid to the landlord by: Cheque / Cash /Money Order / VISA / MC / Debit / ETF. This deposit will be applied as follows:

Pre-paid Last Month's Rent: \$ \_\_\_\_\_ Key/Fob/Card Deposit: \$ \_\_\_\_\_ First Month's Rent: \$ \_\_\_\_\_

Balance to follow: \$ \_\_\_\_\_ payable as \_\_\_\_\_ on or before \_\_\_\_\_.

  

The application will not be considered unless an acceptable form of government identification such as a driver's license is provided to verify the applicant's identity. The Applicant(s) hereby certify that the above information is true and complete and agrees that any incorrect information shall be sufficient reason to reject the Application, cancel the approval of an accepted Application or void any executed Tenancy Agreement so long as this occurs prior to the occupancy of the rental unit in accordance with s.13 of the Residential Tenancies Act. It is also understood that the Landlord reserves the right to reject this application at their sole discretion subject to the full return of any rent deposit paid less a non-refundable application admin. fee of \$ \$25.00. I/We have read and understand the above.

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Co-Applicant Signature \_\_\_\_\_ Date: \_\_\_\_\_

  

**ACKNOWLEDGEMENTS, PRIVACY & CONSENT INFORMATION**

The undersigned acknowledges and agrees that this Application for tenancy in no way constitutes a Tenancy Agreement between the Landlord and the applicant to rent any rental premises, and I/we understand that any tenancy agreement or lease will be entered into only upon the acceptance of this application by the Landlord, and is subject to the provisions and conditions described therein.

The undersigned acknowledges and agrees that refusal to provide complete and certain information may result in our

tenancy being refused if the Landlord cannot determine credit or tenant worthiness.

This consent information is required in order that the landlord may comply with the federal *Personal Information Protection and Electronic Document Act*. The Landlord agrees to keep the supporting information in this application confidential except as described herein.

I/we hereby give permission to the Landlord or their Agent(s) to obtain at any time a consumer/credit report about me/us, to contact previous landlords to obtain information about my/our previous tenancies, to contact agencies that provide landlord information, to conduct a criminal offence background check, to contact my employers and references, to make Freedom of Information Requests to the Landlord and Tenant Board and to take any other reasonable steps necessary to assess this Rental Application, or for any renewal or extension of my/our tenancy.

I/we also provide my/our consent to the Landlord or their Agent(s) to disclose information in my Rental Application and any information arising from any tenancy between us to any third party for the purposes of providing a consumer/credit report or contributing information to a database of tenant information made available to landlords or their agents.

I/we also provide my/our consent to the Landlord or their Agent(s) to disclose any information contained herein and any information in the tenancy agreement to present or future mortgagees, potential purchasers, utility providers, accountants, government agencies, financial institutions, insurance providers, telecommunications providers, financial institutions, lenders and prospective lenders.

This consent is given under the provisions of the *Personal Information Protection and Electronic Document Act*. This consent is valid until revoked in writing. A tenant or prospective tenant may, at any time, request from the landlord's Privacy Officer our complete Privacy Policy, and may request that said officer provide information about the data collected and retained with respect to the tenant or prospective tenant, and may also obtain a Privacy Complaint Form for the purpose of resolving disputes with respect to the use of said information.

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Co-Applicant Signature

\_\_\_\_\_  
Date

REFERENCE VERIFICATION	APPLICATION	DEPOSITS	
<input type="checkbox"/> Present Address <input type="checkbox"/> Previous Address <input type="checkbox"/> Employment <input type="checkbox"/> Co-Resident <input type="checkbox"/> Bank <input type="checkbox"/> Chequing <input type="checkbox"/> Saving <input type="checkbox"/> Credit <input type="checkbox"/> Loans <input type="checkbox"/> LTB judgements	<input type="checkbox"/> Approved <input type="checkbox"/> Not Approved Date: _____ Initials: _____ Final Building & Apt. #: _____ Date of Occupancy: _____	Date _____ _____ _____	Amount _____ _____ _____