

Note: Tenants must obtain the landlord’s consent to sublet their premises. Under the Residential Tenancies Act, the landlord may not “arbitrarily or unreasonably withhold his consent”. It is preferable to obtain the consent in writing. If you are having trouble obtaining the landlord’s consent, you should obtain legal advice. The sub-tenancy should be drafted to end not later than one day prior to the end of the tenant’s lease with the landlord. *It is always advisable to have any legal documents reviewed by a lawyer prior to signing.*

SUBLET AGREEMENT

BETWEEN:

The “Tenant”
AND

The “Sub-tenant”

The Tenant hereby leases to the Sub-tenant the rented premises (“the Premises”) at:

Apt/Unit No.

Street No. and Street Name

City

Postal Code

The term of the sublet established by this agreement shall commence on the _____ day of _____, 2____, and end on the _____ day of _____, 2____ (the “Term”).

The Sub-tenant shall pay to the Tenant rent in the amount of \$_____ per month, payable monthly and in advance on the _____ day of each month, at such place as the Tenant may from time to time direct.

The Sub-tenant agrees to be bound by all of the terms and conditions of the head lease, a copy of which is attached to this agreement dated the _____ day of _____, 2____, between _____ (the “Landlord”) and the Tenant in respect of the Premises, except to the extent that those terms and conditions have been expressly modified by the terms and conditions contained within this agreement.

The Sub-tenant shall not permit any person or persons other than the Sub-tenant named above to occupy the Premises.

During the sub-tenancy, if damage occurs or repairs are needed, the sub-tenant should contact the landlord/tenant (choose one) immediately to seek assistance. Contact information shall be provided below.

The Sub-tenant shall:

1. keep and deliver up at the end of the Term the items (the “Items”) listed in the inventory (attached) in as good condition as they are now, except for reasonable wear and tear (photos are recommended to record condition);

2. pay to the Tenant any reasonable costs associated with the replacement or repair of any of the Items that have been damaged or lost during this period of subletting;
3. not remove any of the Items from the Premises;
4. not make copies of the keys they are provided with.

The sub-tenant shall give vacant possession of the Premises to the Tenant at the end of the Term.

During the term of this contract, the following utilities will be paid for by either the tenant or the subtenant, as follows:

	Tenant	Subtenant
Hydro electricity bills	<input type="radio"/>	<input type="radio"/>
Gas bills	<input type="radio"/>	<input type="radio"/>
Water bills	<input type="radio"/>	<input type="radio"/>
Telephone bills	<input type="radio"/>	<input type="radio"/>
Television cable bills	<input type="radio"/>	<input type="radio"/>
Internet bills	<input type="radio"/>	<input type="radio"/>
Other: _____	<input type="radio"/>	<input type="radio"/>
_____	<input type="radio"/>	<input type="radio"/>

I have read and understood all of the foregoing, and agree to these terms and conditions.

Dated this _____ day of _____, 2_____.

Signature of Tenant

Signature of Sub-tenant

Tenant's contact information during the summer months:

Address: _____

Phone Number: _____ Email: _____

Subtenant's permanent contact information (i.e. parents' contact info; where they'll be in September):

Address: _____

Phone Number: _____ Email: _____

Landlord's contact information (if appropriate):

Phone Number: _____ Email: _____