

Date: 06/17/2021

1. PARTIES TO THE LEASE AND NOTICES

I, Adriana B of 701 West Georgia St Vancouver BC V7Y1G5 am entering into this tenancy agreement ("Agreement") with

the TENANT

Tirtha Thakkar

At the property located at 407- 2473 Atkins Avenue, Atkins Avenue, Port Coquitlam, British Columbia, Canada - V3C0C4

Notices for service will be made at RentPerks of 510 Concession Street, PO BO -80040, Toronto, Ontario, Canada - L9A1C4 as my appointed Agent. RentPerks can be contacted on during business hours or via the menu options on your App.

2. TERM

This tenancy starts on 06/26/2021 and ends on 06/26/2022 and is for a fixed period after which the tenancy becomes a periodic tenancy until the Parties agree to end it. This is acknowledged below by both parties signing within this section of the Lease.

JASON DUNCAN BROKER OF RECORD

Signed by RentPerks as Agent for the Landlord.

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Signed by the Tenant

As a client of RentPerks, the Landlord warrants that should the property be available for occupancy at the end of the Term, you the Tenant, will be offered the opportunity to re-lease the property before anyone else. This is subject to standard assessment criteria by the Agent

including most importantly, timely and full payment of Rent and satisfactory Condition Reports amongst other matters.

3. RENT & UTILITIES

The Tenant will pay \$1595.00 monthly starting from 06/26/2021..

The Landlord has the right to begin eviction proceedings 10 days after the Rent not being paid on time.

You will earn loyalty points as part of the RentPerks' rewards program. These are subject to rent being paid on time and are subject to change.

You will pay all utility bills as listed for this Property In Section 16. Non payment of utility bills may lead to eviction.

The Property and its inclusions are listed below and are as advertised and as inspected and acknowledged by both parties by signature.

The Property is non-smoking and this applies to all Common Areas as well.

If rent is paid late, a late fee of \$25.00 will be added to the amount owing, in accordance with the RTA Section 7 Part (1) E

Bedroom(s)	1
Bathroom(s)	1

JASON DUNCAN - BROKER OF RECORD

Signed by RentPerks as Agent for the Landlord.

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Signed by the Tenant

4. SECURITY DEPOSITS

You will provide \$795 , as security for this property. Based on the agreed property condition at the end of the tenancy, you will have this returned to you, along with any prescribed rate of interest.

A failure to provide this security may lead to eviction proceedings.

If you have entered into and paid for the “no security deposit / no last month” program then this paragraph applies to you. You will pay for all damage to the Property that is either agreed by you from time to time with your Agent and/or as agreed to by you in any Condition Report. You agree that such payment is authorized by you to be taken from your payment card on record at the time of agreement or by other means agreed. Any unresolved disputes regarding damages and condition reports will be handled by local rental tribunals as per governing standards in your province or state. Any payment due that cannot be satisfied by the card on record is a debt owed by you to RentPERKS.

5. PETS

Any term in this Agreement that prohibits or restricts the size of a pet or that governs the Tenant’s obligations regarding the keeping of a pet on the Property is subject to the Guide Dog and Service Dog Act.

6. CONDITION INSPECTIONS

The Landlord and Tenant must inspect the condition of the Property when you have possession, start to keep a pet, and at the end of the Tenancy. An inspection will also be scheduled and conducted with you during the term of the Tenancy.

Inspections do not have to be held together at the same time though we will try to ensure that is arranged.

RentPerks offers incentives from time to time as advertised on the App when an inspection results in a good assessment.

7. ASSIGNMENT OR SUBLET, LEASE BREAK FEES, ADDING TENANTS

The Tenant may assign or sublet this Lease provided it is with the consent of the Landlord. You may be liable for fees related to background checks and suitability of the proposed sub-

tenant. Under an Assignment, a new Tenant must assume all of the rights and obligations contained in this Agreement and at the same Rent.

If you break the lease, you are obliged to make all remaining payments until the end of the lease date. We will immediately advertise the property as available and attempt to re-lease the property as quickly as possible. If the property leases at a lower rent you may be liable for the difference between your lease rent and the new lower rent for the remainder of the lease period. You will be charged a reasonable fee for costs associated with the new lease including background checks on new tenants, advertising and documentation.

The only occupants able to stay at the property as tenants are named in part 1 of this lease. Express approval is required for new tenants and permanent occupants. Section 11 has further details on short term occupants and guests which are allowed under reasonable circumstances.

8. REPAIRS AND MAINTENANCE

The Landlord must provide and maintain the Property in a reasonable state of decoration and repair, suitable for occupation by you the Tenant. The Landlord must also comply with health, safety and housing standards required by law.

If the Landlord is required to make a repair/s to the Property prior to or at occupation, this will be agreed with you at the Condition Inspection on Entry.

The property may also require repairs and maintenance during the course of the Tenancy. These are subject to agreement with the Landlord. You the Tenant are not personally responsible for normal wear and tear but must bring matters that require repair or maintenance to our attention. You must maintain reasonable health, safety and sanitary standards in all parts of the Property including common areas, and must take the necessary steps to repair any damage to the Property. You may not smoke any substance in any part of the property including common areas. You may not store garbage or waste in the property.

All such repair and maintenance is to be coordinated through your your App or via bc@rentperks.com. The service is available all hours. You can also use this service for repairs you may be personally responsible for.

All emergency service calls can be made directly from our site, please visit www.rentperks.com and select TENANT. All numbers have been programmed into the Emergency Line. The Emergency Line is only for genuine emergencies i.e. urgent and necessary for the health and

safety or persons or preservation or use of the Property. Such emergencies include (i) major leaks in pipes or the roof (ii) damaged or blocked water/sewer/pipes/plumbing, (iii) the PRIMARY heating system, (iv) damaged or defective locks that give access to the Property or (v) damaged electrical systems.

9. IMPROVEMENTS TO THE PROPERTY

You may not make any improvements to the Property without the consent of the Landlord. Any such requests can be made to the Agent through the menu option of your App.

10. ABSENCE FROM THE PROPERTY

If you are absent from the Property and it is unoccupied for a period of one week or longer, you will arrange for regular inspection by a competent person.

11. OCCUPANTS AND GUESTS

You may have guests under reasonable circumstances at the Property. As long as the number of guests and the circumstances are reasonable then there can be no extra charge for such visits or overnight accommodation of guests.

If at any time the number of occupants in the Property is unreasonable, you may be requested to vacate the Property.

12. LOCKS & KEYS

If new keys or means of entry are required for the Property your permission is necessary. If new keys to the Property or Common Areas you have access to are made, the Landlord will provide these to you.

You may not change any of the keys or locks provided.

If you misplace or lose keys that require replacing then keys will be cut and delivered to you as replacements at a cost of \$75 per key. If you misplace an electronic fob then it will be replaced and delivered to you at a cost of \$150 per fob. Call out fees apply for any emergency key or fob delivery and will require payment at a rate of \$40 per hour.

13. LANDLORD OR AGENT ENTRY

During this Tenancy you are entitled to exclusive use of the Property and free from unreasonable disturbance. You are entitled to enjoy quiet and reasonable privacy.

The Landlord or Agent may enter the Property if at least 24 hours and not more than 30 days before the entry, we give you written notice for Entry. Entry will be between 8 am and 9 pm unless you agree to a time outside those hours.

If there exists an emergency threatening life or property you give us permission to enter the Property at the time of entry. If you have abandoned the property or we have an order from an Arbitrator then we may enter the Property without written notice and have permission at the time of entry.

If during the Tenancy the Landlord attempts to enter the Property illegally then you may apply for an order to prevent access and/or change locks to the Property. Contact details for such an application are provided on the information section of the home screen of your App. Any keys or locks that have been changed must be provided to RentPerks within 24 hours.

14. ENDING THE TENANCY

This is a fixed term Tenancy which does not require to you vacate at the end of the Lease.

When the fixed term expires, the Tenancy continues on a periodic basis. You could end such a periodic Agreement by giving us at least one (1) full clear month's written notice. This can be emailed to the Property Agent through the menu option of your App.

You must vacate the Property by 1 pm on any agreed date the Tenancy ends.

15. DISPUTE RESOLUTION

You have the right to apply for dispute resolution to resolve a dispute as provided under the Residential Tenancy Act. Contact details for such services can be found in the information section on the home screen of your App.

16. SPECIAL TERMS & UTILITY DETAILS

This lease is also subject to these agreed Special Terms.

Condo by laws to be observed. Tenant to establish, pay and keep in good order a BC Hydro account. Move in fee payable to strata.

SIGNATORIES TO THIS LEASE

JASON DUNCAN - BROKER OF RECORD Signed by RentPerks as Agent for the Landlord Date

06/17/2021 Date

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Signed by the Tenant asserting also that this copy of the Lease was provided within 21 days of 06/17/2021.