

Worksheet

Leasing

Suite: 2609 Tower: PSV one Date: Mar 25 - 2017 Completed by: INN

Please mark if completed:

- ☐
- ☒ Copy of 'Lease Prior to Closing' Amendment
- ☒ Copy of Lease Agreement
- ☒ Certified Deposit Cheque for Top up Deposit to 20% payable to Blaney McMurtry LLP in Trust +
- ☒ Certified Deposit Cheque for leasing fee as per the Leasing Amendment payable to Amacon City Centre Seven New Development Partnership. Courier to Dragana at Amacon Head office (Toronto). \$0
- ☒ Agreement must be in good standing. Funds in Trust: \$ 42,746.95 (15.1%) + 50% given on occupancy as per purchase.
- ☒ Copy of Tenant's ID
- ☒ Copy of Tenant's First and Last Month Rent
- ☒ Copy of Tenant's employment letter or paystub see explanation letter please.
- ☒ Copy of Credit Check
- ☒ Copy of the Purchasers Mortgage approval

- ☐ The elevator will not be allowed to be booked until all of the Above items have been completed and submitted

Note:

Once all of the above is completed, email the full package immediately to Stephanie and Dragana. Dragana will inform Property Management that a Tenant has been authorized to book an elevator to move in. The Parkside Admin team must courier the full hardcopy package Amacon Attention Dunja.

Administration Notes:

*Stephanie will give
package to
Dunja*

Emailed to Amacon - March 30, 2017

PSV - TOWER ONE

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

LEASE PRIOR TO CLOSING

Between: AMACON DEVELOPMENT (CITY CENTRE) CORP. (the "Vendor") and
NETTY RUTA and RICHARDO RUTA (the "Purchaser")

Suite 2609 Tower ONE Unit 8 Level 25 (the "Unit")

It is hereby understood and agreed between the Vendor and the Purchaser that the following charges shall be made to the Agreement of Purchase and Sale executed by the Purchaser and accepted by the Vendor (the "Agreement") and, except for such charges noted below, all other terms and conditions of the Agreement shall remain the same and time shall continue to be of the essence:

Insert:

Notwithstanding paragraph 22 of this Agreement, the Purchaser shall be entitled to seek the Vendor's approval to assign the occupancy licence set out in Schedule C to the Agreement to a third party, on the following terms and conditions:

- (a) the Purchaser pays to the Blaney McBurny, in Trust the amount required to bring the deposits for the Residential Unit to an amount equal to twenty percent (20%) of the Purchase Price by the Occupancy Date;
- (b) the Purchaser is not in default at any time under the Agreement;
- (c) the Purchaser covenants and agrees to indemnify and hold harmless the Vendor, its successors and assigns (and their officers, shareholders and directors) from any and all costs, liabilities and/or expenses which it has or may incur as a result of the assignment of Occupancy Licence, any damage caused by the sublicensee to the Residential Unit or the balance of the Property by the sublicensee (including, but not limited to, any activities of the sublicensee which may lead to a delay in registration of the proposed condominium) inclusive of any and all costs and expenses (including legal costs on a substantial indemnity basis) that the Vendor may suffer or incur to terminate the Occupancy Licence and enforce the Vendor's rights under the Agreement;
- (d) the Vendor shall have the right in its sole discretion to pre approve the sublicensee including, but not limited to, a review of the sublicensee's personal credit history and the terms of any arrangement made between the Purchaser and the sublicensee;
- (e) the Purchaser shall deliver with the request for approval a certified cheque in the amount of Zero Dollars (\$0.00) plus applicable taxes for the administrative costs of the Vendor in reviewing the application for consent, which sum shall be non refundable.

ALL other terms and conditions set out in the Agreement shall remain the same and time shall continue to be of the essence.

IN WITNESS WHEREOF the parties have executed this Agreement

DATED at Mississauga, Ontario this 12th day of MARCH 2014.

Witness: _____
Witness: _____

Purchaser: NETTY RUTA
Purchaser: RICHARDO RUTA

THE UNDERSIGNED hereby accepts this offer.

DATED at MISSISSAUGA this 13 day of MARCH 2014.

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: _____
Authorized Signing Officer
I have the authority to bind the Corporation

TENANCY AGREEMENT (Ontario)

THIS AGREEMENT made the 25th day of MARCH, 2017,

Between: Richardo Ruta & Netty Ruta (the "Landlords")

Cellphone: 416-837-7731 / 416-857-9860

E-mail: rick.ruta@rogers.com / netty.ruta@gmail.com

And:

SURNAME	FIRST NAME	E-Mail & Tel. Number
DeSouza	Tamika	Tamika.desouza@gmail.com 416-520-8359
DeSouza	Delon	desouzadelon@gmail.com

hereafter referred to as "the Tenant(s)"

Rented Premises

1. The Landlord agrees to rent to the Tenant and the Tenant agrees to rent from the Landlord:

4011 Brickstone Mews suite 2609 Mississauga ON L5B 0J8

hereinafter referred to as the Rented Premises, and the following parking privileges for private passenger automobile:

Parking Level: P3, parking spot 127

Storage

And the following storage space: located in Parking Level P3, storage section T, storage space # 1.

Services

The cost of the following services shall be paid by the Landlord or Tenant as indicated below:

Service	Landlord	Tenant
Hydro	No	Yes
Heat	Yes	No
Water	Yes	No
Cable TV	No	Yes
Phone	No	Yes
Internet	No	Yes

Occupants

It is understood and agreed that only the following persons shall occupy the Rented Premises in addition to the Tenant:

Name: Tamika DeSouza

Name: Delon DeSouza

The Tenant agrees to give the Landlord written notice of any new Occupants, including their names and ages, who

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may reside in the Rented Premises during this tenancy.

Covenants

2. The Tenant agrees to abide by the covenants, agreements and all provisions of this Agreement. It is agreed that the Landlord shall be entitled to enforce the provisions of this Agreement against the Tenant in a Court or Tribunal or competent jurisdiction in the event of a breach of performance thereof by the Tenant and the Landlord shall have the right to re-enter the Rented Premises and obtain vacant possession thereof in the event of non-payment of rent or breach of any of the covenants, agreements, or provisions of this Agreement by the Tenant.

Term

3. The Tenant shall occupy the Rented Premises, subject to the present tenant vacating, for a term beginning on the ___25th___ day of ___March___, 2017 and ending on the ___14th___ day of ___April___, 2018

Rent

4. (a) The Tenant agrees to pay to the Landlord the amount of \$ **1,440** for the Monthly Rental which shall be due and payable on the 15th day of each month. Tenant(s) agrees to open own account with Hydro company starting on Apr 12th-2017 & pay their own Hydro directly to Hydro company based on however such Hydro company charges. Rental cheques are payable to **RICHARDO RUTA**

The Landlord acknowledges the Tenant(s) will pay via email transfer on the 15th of each month (beginning April 15th-2017 until Feb 15th-2018) in the amount agreed for the Monthly Rental.
The Landlord acknowledges that we still have last month's deposit of \$1,500 that was pre-paid to landlord previously, and this will be applied to last month's rent and any refund/shortfall shall be applied if applicable.

- (b) If the Monthly Rental is paid by the cheque and the cheque is not honoured at the bank upon which it is drawn, the Tenant shall pay to the Landlord, in respect of the dishonoured cheque, the sum of \$ **45** as a service and administrative charge for each such cheque in addition to the aforementioned Monthly Rental.

Utilities

5. The Tenant shall exercise reasonable care and diligence in the use of any utility supplied by the Landlord. The Tenant acknowledges that Hydro is NOT currently included in the rent. The Tenant's Rented Premises will be separately metered and is the tenant's responsibility for payment of Hydro directly to the Hydro company based on the Tenant's own consumption.

Use

6. (i) The Tenant agrees to use the Rented Premises as a residential dwelling and for no other purpose whatsoever.
(ii) The Tenant agrees not to conduct, permit, or suffer any act or activities on or about the Rented Premises for babysitting or child care services, or the operation of any other business or commercial use.
(iii) The Tenant shall not permit the Rented Premises to be occupied by anyone other than the persons listed in clause 1 of this Agreement unless authorized by the Landlord in writing. The Landlord shall be deemed not to have Notice of such occupancy unless the Tenant complies with this term.
(iv) The Tenant agrees not to permit a sale or auction to be held on the Rented Premises without written consent of the Landlord.

Condition of Premises

7. The Tenant hereby acknowledges that the Rented Premises, appliances and appurtenances are in clean condition free of visible defects and fit for habitation and use. The Tenant hereby undertakes to notify the Landlord, in writing, within seven (7) days of the commencement of the term of this Agreement, of any defects or deficiencies in the condition of the Rented Premises. The Tenant agrees that there is no promise, representation or undertaking, by, or binding upon the Landlord, with respect to any alteration, remodeling, decorating or installation of equipment or fixtures in the Rented Premises. The Tenant hereby agrees to maintain the Rented Premises in the same condition as existed at the commencement of this Tenancy Agreement, or as improved by the Landlord thereafter, reasonable wear and tear excepted.

Care of Rented Premises

8. The Tenant agrees to keep the Rented Premises in reasonable state of cleanliness and shall be liable for the costs of repair of damage to the Rented Premises or residential complex caused by the willful or negligent conduct of the Tenant, other occupants of the Rented Premises or persons who are permitted in the residential complex of the Tenant. The Tenant shall not make any alterations to, or decorate the Rented Premises, without the Landlord's prior written approval and shall, upon termination of the tenancy, remove any alterations and decorating and restore the Rented Premises to the same condition as it was in on the date of commencement of this Tenancy

	
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Agreement, reasonable wear and tear excepted.

The Tenant acknowledges that as of the Commencement Date, the Premise is equipped with Seven (7) appliances (Refrigerator, Microwave, Hood Fan, Clothes washer and Clothes dryer, Stove and built-in dishwasher), along with window coverings as seen in the unit during viewing, which will remain on the property of the Landlord. Tenant agrees to keep the aforementioned in good condition during the Term and the Tenant shall be liable for any damages caused to the appliances and/or blinds arising from acts, omission or negligence of the Tenant or those for whom the Tenant is responsible.

Maintenance and Repairs

9. The Tenant agrees to advise the Landlord, in writing, of any repairs or maintenance required to be done by the Landlord. It is agreed that any request of repairs not made in writing shall not be the subject to any legal proceeding by the Tenant against the Landlord in a court of law or before a tribunal of competent jurisdiction. It is further agreed that, upon written notice to the Landlord of any repairs or maintenance required to be done, the Tenant shall allow the Landlord a reasonable opportunity to effect the repairs or maintenance. Tenants, except in the case of an emergency, shall not call any person not employed by the Landlord to effect any repair or maintenance of the Rented Premises.

The Tenants shall be diligent in the care of the premises. The tenant is encouraged to treat this as their home, in that all minor repairs are expected to be performed by or at the direction of the tenant, at the sole responsibility of the tenant. Any and all repairs made at the direction of the tenant shall be done by a competent professional or by the tenant, providing that the tenant is capable and qualified to make said repairs. All repairs should be done in compliance with all applicable codes and regulations. Any repair that is estimated to cost more than twenty-five dollars (\$25.00) must receive permission of the landlord prior to being made. Under no circumstance will landlord be responsible for any improvements or repairs costing more than twenty-five dollars (\$25.00) unless the tenant is given written authorization to make the repairs or improvements in advance. The tenant acknowledges responsibility for any damages caused by their negligence and that of their guests or invitees.

The Tenant agrees to give the Landlord prompt immediate written notice in the event of any accident and/or other defect in the water pipes, gas pipes, heat/air unit or electrical system serving the premises.

The Tenant should be completely familiar with the proper and safe operation of all of the appliances in the unit, including the stove, dishwasher, refrigerator, microwave & fan, washer, and dryer (including the proper cleaning of the both of the lint trap in the dryer and the ceiling-mounted lint traps), before attempting to use any of the appliances. The Tenant is responsible for cleaning and maintaining these appliance systems. If an unsafe condition arises, the Landlord is to be contacted IMMEDIATELY. Under no circumstances should an unsafe appliance be operated, even if not using the appliance may cause inconvenience to the Tenant.

Tenant agrees not to put or pour any debris, grease, paper towel, Q-Tips, tampons, newspaper, food or any other matter in the sink drain or toilets. Tenant agrees to pay the entire amount of bills for all sewer cleaning services resulting from clogged pipes/sewer back up.

Right of Entry

10. The Tenant agrees that the Landlord, at the Landlord's sole discretion, shall be entitled to enter the Rented Premises for the purpose of making inspection of Rented Premises, maintenance inspections, repairs and alterations, including renovations and pest control measures, regardless of whether the Tenant believes such inspections, repairs, renovations, or measures are necessary, and the Landlord shall not be treated as a trespasser for the purpose of such entry. The Landlord will provide the Tenant with verbal or written notice (which includes email) of the inspection of the Rented Premises (incl. parking/locker) with a minimum of 24 hours notice (or less if Tenant agrees). Such inspection will take place between 8am and 8pm EST (or outside those hours if Tenant agrees). Inspections shall be limited to a maximum of once per month (or more if Tenant agrees). Notice is not required in cases of an emergency or if the Tenant consents to the entry at the time of entry. The Landlord may also enter the premises without verbal notice to show the unit to prospective tenants after expiration of the agreement or notice of termination. It is further agreed that the Landlord's exercise of a right of entry under this clause shall not constitute a breach of the covenant with the Tenant for quiet enjoyment of the Rented Premises.

Rules and Regulations

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Parking

11. A. (i) Any parking space allotted to the Tenant by the Landlord may be used only for the purpose of parking one automobile. **The Landlord allows the Tenant to sub-rent to someone that is not the tenant as defined in this agreement.** The Tenant shall ensure the renter of the parking spot will not park or store on the Landlord's property any automobile which has been abandoned or is inoperable or does not bear any valid license permit, and furthermore that the Tenant shall not park or store any commercial vehicle, recreational vehicle, trailer, boat or any other object.

(ii) In the event that the Tenant contravenes any of the provision of sub-paragraph 11 A. (i), the Landlord shall have the right to remove the automobile, vehicle, trailer, boat or object, as the case may be, from the parking space at the Tenant's risk and expense. No action shall lie against the Landlord in conversion, damages or otherwise as a consequence of such removal and the Tenant shall reimburse the Landlord for any expenses which may incur in removing, storing or disposing of any vehicle, trailer, boat or object.

(iii) No repairs, washing or maintenance to any vehicle shall be carried out on the parking space assigned to the Tenant.

Fire

B. (i) The Tenant shall not do, bring or keep anything in the Rented Premises, or permit or suffer such act which will in way create a risk of fire or increase the rate of fire insurance on the building or contents.

(ii) Barbecuing on balconies or making fires shall not be permitted in or about the Rented Premises.

Noise

C. The Tenant shall not cause, permit or suffer any noise or interference which is disturbing to the comfort or reasonable enjoyment of the Rented Premises.

Painting and Alteration

D. (i) The Tenant shall not permit the painting of any portion of the Rented Premises, or erect or cause to be erected any structure in, about, or upon the Rented Premises, or permit or make any alterations or changes in or about the Rented Premises without the prior written consent of the Landlord.

(ii) Wallpaper shall not be installed without prior written consent of the Landlord.

(iii) Spikes, hooks, screws, nails or stick-on hangers shall not be put into or upon any woodwork of the Rented Premises (unless pre-approved in writing/email by the landlord)

(iv) No adhesive products or self-adhesive products shall be used within the Rented Premises, including, but not limited to: self-adhesive picture hangers, clothes hooks, refrigerator decorations and bathroom decals. (unless pre-approved in writing/email by the landlord)

(v) Up to 2 picture frames/decorations on the walls of a room are allowed without consent of the landlord as long as reasonably-smaller-sized nails/screws/picture hanger hooks are used to mount such items, and that any holes and/or discolouration are patched and/or painted prior to the end of a lease term to reasonably restore back to the original condition prior to such mounting.

(vi) Installing/mounting one TV on a wall is permitted provided any holes and/or discolouration are patched and/or painted prior to the end of a lease term to reasonably restore back to the original condition prior to such mounting.

Electric Light Bulbs

E. The Landlord shall furnish electric light bulbs in the fixtures and fuses in any panel box installed by the Landlord at the time the Tenant takes possession of the Rented Premises, but not thereafter. Upon termination of the tenancy, the Tenant shall be responsible for ensuring that all electric light bulbs and fuses are in place and in an operable condition.

Smoke Detectors

F. The Tenant agrees to immediately notify the Landlord in writing of any damage or malfunction of any smoke detector in the Rented Premises.

Shades and Balconies

G. (i) No awnings, shades, flower boxes, aerials, satellite dishes, or other items shall be erected over or placed outside windows, doors or balconies. Balconies shall not be used for the hanging or drying of clothes or for storage. No objects whatsoever shall be dropped, thrown, propelled or projected from the Rented Premises, and no Tenant shall permit or tolerate such act.

(ii) Blinds and blind tracks where provided by the Landlord shall not be removed. The Tenant shall not install or permit to be installed over any windows or doors any flags, sheets, towels, metal or other similar items.

(iii) The Tenant shall maintain the balcony of the Rented Premises in a neat and tidy condition at all times to the

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Pets

Landlords satisfaction and the Tenant shall not install or place carpeting of any kind on the balcony.

H. (i) The Tenant shall not permit a dog, cat or other animal, bird, reptile or pets of any kind to be kept or allowed on, in, or about the Rented Premises. The Tenant shall indemnify and save the Landlord harmless from any claims arising from injury to any person or damage to any property in the Rented Premises as a result of the Tenant or his guests bringing any animal, bird, reptile or pet into the Rented Premises or in or about the building wherein the Rented Premises are situated. Failure by the Landlord to enforce this provision is not deemed a waiver of this provision and the Tenant hereby acknowledges that the Landlord is not stopped from enforcing this provision at any time.

(ii) The Tenant hereby accepts liability for any and all claims and actions initiated by the Landlord, another tenant, a future tenant or any other person for any injury to any person, damage to any property in or about the Rented Premises as a result of the Tenant or his guests bringing any animal, bird, reptile or pet into the Rented Premises or in or about the building where the Rented Premises are situated.

Smoking

I. Smoking is not allowed in the Rented Premises or in the building's common areas.

Vermín

J. The Tenant shall keep the Rented Premises free from vermin and in so doing shall procure and pay for any professional pest control service which may be necessary from time to time and a failure by the Tenant to comply with this provision shall be deemed to constitute that the Landlord may enter the premises for the purpose of exterminating any such vermin and any costs thereof shall be payable to the Landlord by the Tenant. The Tenant hereby further consents to entry of the Landlord or anyone designated by the Landlord for the purpose of treating the Rented Premises for pest control purposes.

Garbage

K. All garbage shall be wrapped in plastic or disposable garbage bags and tied and sorted if required and disposed of via the garbage chute located in the hallway.

Defects

L. The Tenant shall give the Landlord prompt written notice of any accident or defects such as, without limiting the generality of the foregoing, defects or accidents involving water pipes and fixtures, gas pipes and fixtures, heating apparatus, tub surrounds, electric lights or any other installations and shall be liable for any damages caused by failure to give such notice.

Repairs and Replacement

M. Except if repairs or replacements are required by normal wear and tear, the Tenant shall be responsible for all repairs and replacements in the Rented Premises including, without limiting the generality of the foregoing, broken glass, torn screens, damaged light fixtures, plugged toilets and plugged sink drains.

Refrigerator

N. Ice shall not be scrapped from any surface and electric defrosters shall not be used in the refrigerator. Plastic parts of the refrigerator shall not be subjected to water hotter than the hand can bear. Any damage to the refrigerator caused by the tenant shall be paid for by the Tenant.

Appliances

O. The Tenant shall properly care for all appliances supplied by the Landlord and notify the Landlord in writing if such appliances require repair; further, any damage caused by the tenant to such appliances shall be paid for by the Tenant. The Tenant acknowledges that as of the Commencement/Occupying Date, the Rented Premises is equipped with Seven (7) appliances (Refrigerator, Microwave, Hood Fan, Clothes washer and Clothes dryer, Stove and built-in dishwasher).

Waterbeds

P. Waterbeds are not allowed to be used in the Rented Premises.

Moving

Q. The Tenant shall not damage any part of the building or Rented Premises by moving furniture or other articles in or out and the Tenant agrees to indemnify the Landlord for any expenses incurred in repairing the damage caused.

Locks

R. (i) The Tenant shall not alter or add to the locking system of the door giving direct entry to the Rented Premises. The Tenant hereby consents to any change of locks of the door giving direct entry to the Rented Premises, provided the Landlord gives the Tenant replacement keys.

(ii) In the event the Tenant or his guest(s) locks himself out of the Rented Premises, the Landlord shall not be obligated to unlock the Rented Premises and the Tenant shall be responsible for all costs of re-entry including, but not limited to, locksmith charges, charges for damages howsoever caused, two (2) key copies for the Landlord, and any service charge payable to the Landlord if the Landlord agrees to unlock the Premises.

S. (i) The rules, regulations and posted notices governing the use of the building amenities shall be observed and

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<i>[Signature]</i>	

**Use of
Amenities**

adhered to. Such amenities may include, but shall not be limited to, swimming pools, exercise room, recreational areas and similar amenities which are for the exclusive use of the Tenant.

(ii) The Tenant shall not violate, or permit or tolerate violation of any Federal, Provincial or Municipal statutes, laws, by-laws, or regulations.

**Sublet of the
Rented
Premises**

12. The Tenant agrees not to sublet the Rented Premises (incl. storage locker/cage, other than as defined above related to the Parking Spot).

**Abandonment
of Premises
by Tenant**

13. (i) If rent is unpaid after the due date, and if it appears to the Landlord that the Tenant has vacated or abandoned the Rented Premises, the Landlord may enter the Rented Premises and, in addition to all other rights reserved to the Landlord, may re-rent the Rented Premises. The Rented Premises shall be deemed to have been vacated or abandoned if an inspection reveals the Rented Premises to be substantially barren of the Tenant's furnishing and/or effects, but this clause shall not be construed so as to limit or restrict the circumstances under which the Rented Premises may be deemed to be vacated or abandoned.

(ii) Upon re-entry by the Landlord upon termination of the tenancy or upon the abandonment or vacating of the Rented Premises by the Tenant, the Landlord may dispose of any articles, belongings, effects, or furnishings of any kind found at the Rented Premises.

**Prolonged
Leave**

14. The Tenants agree to notify the Landlord of an intended absence of more than twenty-one (21) days and will permit the Landlord to enter the premises during the absence if reasonably necessary.

**Sale of the
Rented
Premises**

15. (i) If the Landlord who is an owner decides to sell the Rented Premises, the Tenant agrees that the Landlord or a Landlord's representative (such as a real estate agent or broker) shall be entitled to enter the Rented Premises for the purpose of showing it to prospective buyers. The Tenant agrees to receive a minimum of twenty-four (24) hours notice of this visit (unless it is within 60 days of the end of the rental agreement in which the tenant agrees to receive a minimum of twelve (12) hours as per section (c) in Termination of Tenancy at End of Term.

(ii) If the Landlord who is an owner has entered into an agreement of purchase and sale of the unit, the Landlord may, on behalf of the purchaser, give the Tenant of the unit a notice terminating the tenancy, if the purchaser in good faith requires possession of the unit for the purpose of residential occupation by:

- (a) the purchaser;
- (b) the purchaser's spouse
- (c) a child or parent of the purchaser or the purchaser's spouse; or
- (d) a person who provides or will provide care services to the purchaser, the purchaser's spouse, or a child or parent of the purchaser or the purchaser's spouse, if the person receiving the care services resides or will reside in the building, related group of buildings in which the rental unit is located.

Liability

16. The Landlord shall not in any event whatsoever be liable or responsible in any way for:

- (i) Any personal injury or death that may be suffered or sustained by the Tenant, an occupant, or any member of the Tenant's family, his agents or guests, or any other person who may be upon the Rented Premises; or
- (ii) any loss of or damage or injury to any property including cars and contents thereof belonging to the Tenant or to any member of the Tenant's family, or to any person while such property is on the Rented Premises; or
- (iii) without limiting the generality of the foregoing, any damages to any such property caused by steam, water, ground water, rain or snow which may leak into, issue or flow from any part of the Rented Premises or from the water, steam or drainage pipes or plumbing works of the same or from any place or quarter; or
- (iv) any damage caused by or attributable to the condition or arrangement of any electrical wiring; or
- (v) any damage caused by anything done or omitted to be done by any Tenants of the Landlord; or
- (vi) any damage to or loss if any property left in or on the Rented Premises subsequent to the Tenant giving up possession of the Rented Premises whether or not said delivery of possession by the Tenant was voluntary,



Termination
of Tenancy at
End of Term

whether caused or attributable to anything done or omitted to be done by the Landlord or any other Tenants of the Landlord, or any other person; or

(vii) any damage to or loss of property incurred by the Tenant as result of an "Act of God", being such as but not limited to, the following: severe storm, lightning, flood, infestation of vermin or insects, etc.

(a) **IF EITHER THE TENANT OR THE LANDLORD DESIRES TO TERMINATE THE TENANCY AT THE END OF THE TERM OF THIS AGREEMENT, HE SHALL GIVE WRITTEN NOTICE AND NOT LESS THAN SIXTY (60) DAYS PRIOR TO THE EXPIRATION OF THIS AGREEMENT OR ANY STATUTORY OR OTHER RENEWALS THEREOF.**

(b) A valid Notice of Termination of tenancy given by the Tenant shall be irrevocable upon receipt by the Landlord and shall not be withdrawn, rescinded or amended by the Tenant without the express written consent of the Landlord.

(c) If either party has given notice of termination of this Agreement or if the parties have agreed that the tenancy will be terminated, the Rented Premises may be shown to prospective tenants. The Tenant agrees to receive a minimum of twelve (12) hours notice for the showing. Should the Tenant effectively deny the Landlord entry rights under this Agreement, the Tenant shall compensate the Landlord for any damages he may experience including but not limited to lost rent.

(d) If no notice pursuant to this paragraph has been delivered by either party and the Tenant remains in occupation after the end of the termination of this Agreement, the Tenant shall become a monthly Tenant under the terms and conditions herein set out subject to any valid Notice of Rent Increase served by the Landlord and provided that nothing herein contained shall prevent the parties from agreeing in writing to any other terms for the said monthly tenancy.

(e) In the event the Tenant is required by law or agrees to vacate the Rented Premises on or before certain date and the Landlord enters into a Tenancy Agreement with a third party to rent the premises for a term commencing immediately after such date and if the Tenant fails to vacate the Rented Premises for a term such date thereby causing the Landlord to be liable to such third party, the Tenant shall (in addition to all other liability to the Landlord for such overholding) indemnify the Landlord for all damages suffered thereby, including without limiting the generality of the foregoing, for all legal costs incurred by the Landlord on a solicitor-and-client basis and for damages incurred by the incoming tenant in respect of such overholding.

(f) The Tenant agrees to vacate the Rented Premises by 1:00pm on the final day of this Tenancy Agreement or any renewal thereof.

(g) Upon termination of the tenancy, the Tenant shall give vacant possession and provide all keys, garage remotes and key fobs, manuals, USBs, etc. of the Rented Premises to the Landlord.

(h) The premises shall be left fit for immediate occupation by the new Tenant, clean, undamaged, and with all furniture and refuse removed. Without limiting the generality of the foregoing, the Tenant shall:

(i) leave the Rented Premises, appliances, and appurtenances in the same condition as existed at the commencement of the term and if the condition of the Rented Premises has been improved by the Landlord following the commencement of this Tenancy Agreement in any manner or for any reason whatsoever, the Tenant shall leave the premises in the said improved condition, reasonable wear and tear excepted;

(ii) leave hardwood and tile floors, walls, ceilings, windows, blinds, doors, and every other part of the Rented Premises in a clean condition and not move heavy furniture over the floors or stairs – coasters shall be used for heavy furniture;

(iii) leave the stove, refrigerator, microwave, dishwasher, washer and dryer in a clean condition inside and outside, and replace any broken, missing or damaged parts before vacating;

(iv) clean and defrost the refrigerator, but leave it running at normal setting;

(v) remove all contents and refuse from the Rented Premises and leave any storage areas clean and unlocked.

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Insurance

17. The Tenant shall, during the entire period of this tenancy and any renewal thereof, at his sole cost and expense, obtain and keep in full force and effect, fire and property damage and public liability insurance policy. The Tenant agrees to provide the Landlord, upon demand at anytime, proof that all such insurance is in effect and to notify the Landlord in writing if such insurance is cancelled or otherwise terminated. Whether by the tenant or insurance company or representative of insurance company. The tenant shall provide the name of the insurance company and policy number before the start date of the tenancy agreement (and copy of insurance policy if landlord asks for such proof).

Obligations

18. Everything contained in the Tenancy Agreement shall extend to and be binding upon the respective heirs, executors, administrators, successors and permitted assigns of each party hereto. The provision hereof shall be deemed to include all Tenants to this Agreement. ALL COVENANTS OF THE TENANTS HEREIN CONTAINED SHALL BE DEEMED TO BE JOINT AND SEVERAL OBLIGATIONS.

Tenant agrees that email notification and messages suffices as considerable written notice and paper notification is not required. Furthermore, hereby authorize the landlord and/or their representative to distribute information and documents to the Tenant in electronic format and will not hold the landlord responsible or liable for any Data, non Delivery, Misdelivery, Corruption, Viruses, System failures or events beyond reasonable control. Additional that it is the Tenants responsibility to add the landlord and their agent to their safe senders list.

Entire

19. The Tenant acknowledges that, prior to signing this Tenancy Agreement; the Tenant has read this Tenancy Agreement and consents to the terms, covenants, conditions and provisions herein. This Tenancy Agreement constitutes the entire agreement between the parties hereto with respect to the subject matter hereof and there are not and shall not be any verbal statements, representations, warranties, undertakings or agreements between the parties with respect to the subject matter hereof not contained herein. This Agreement may not be amended or modified in any respect except by written instrument (including email) by the landlord.

L	T
Map	ASD

TENANCY AGREEMENT EXECUTION

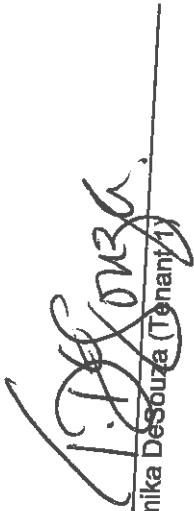
Date
Signed
Signed

Signed this 25th day of March, 2017

In witness whereof the parties hereto have executed this Tenancy Agreement
Signed, sealed and delivered in the presence of:


Richardo Ruta (Landlord)


Netty Ruta (Landlord)


Tamika DeSouza (Tenant 1)


Delon DeSouza (Tenant 2)

Receipt

As Tenants, by signing the above, we also acknowledge a copy of this Tenancy Agreement will be sent to us and agree that the Landlord's copy shall be the sole original copy of the Tenancy Agreement.

L	MD
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Ontario

Driver's Licence
Permis de conduire

ON
CANADA

1.2 NAME/NOM

DE SOUZA,

TAMIKA,BAHIDA

B 1108-4070 CONFEDERATION PKY

MISSISSAUGA, ON, L5B 0E9

4d NUMBER/
NUMERO

D2814 - 73218 - 26105

4a ISS/DEL

2015/04/29

5 DO/REF

DE3195115

15 SEX/SEXE

F

9 CLASS/

G2

CATEG

12 REST/
COND

3 DOB/ODN 1982/11/05



Tamika Souza

4d-1108-4070-CONFEDERATION PKY MISSISSAUGA, ON, L5B 0E9



Government
of Canada

Gouvernement
du Canada

PERMANENT
RESIDENT CARD

CARTE DE RÉSIDENT
PERMANENT

Name/Nom

DE SOUZA
DELON ANTHONY

ID No/No ID

9212-1921

Sex/

Sexe

M

Nationality/

Nationalité

GUY



ANTHONY DE SOUZA



Date of Birth/

Date de naissance

07 MAR / MARS 85

Expiry/Expiration

25 FEB / FEV 20



Canada

Dear Amacon,
Re: PSV unit 2609

Mar 25th - 2017

The tenants Tamika & Delon DeSouza

have been renting from me for several years at my other Amacon Parkside Village location Grand Residences - 4070 Confederation Pkwy - unit 1108.

Thus I am requesting to please waive the requirements of paystubs, employment letters, & credit check.

Furthermore, please waive first & last month rent requirement since Tenant pays me via email transfer every 15th of the month for the past few years. I can send electronic proof ~~via~~ via email of screenshot showing these deposits into my TD Bank Account if absolutely necessary.

Mar 25-2017

 
Ricardo Rutq


Netty Ruta

PSV unit 2609
owners



RBC Royal Bank

December 06, 2015

RICHARDO RUTA; NETTY RUTA
38 HOWLAND CRES
BRAMPTON, ON L6Y 5K4

Royal Bank of Canada

MISS ON-PARKSIDE VILLAGE
4056 CONFEDERATION PARKWAY
MISSISSAUGA, ON L5B 0G4
Tel: 1-416-708-2562
Fax:

Dear RICHARDO RUTA; NETTY RUTA,

Re: Mortgage application number: 100395525 - 600509391

Congratulations and thank you for choosing us for your mortgage needs. I'm pleased to confirm that you've been approved for a mortgage as per the details and conditions we've discussed.

As you have requested changes to your mortgage application, this letter replaces our previous commitment letter.

Property: UNIT 2609 4011 Brickstone Mews
Mississauga, ON L5B 0E3

Mortgage details:

Mortgage amount:	\$ 225,520.00, inclusive of mortgage default insurance, if applicable
Amortization period:	30.00 years
Interest rate:	3.3900000 % per year, calculated semi-annually, not in advance
Discount:	1.0000000 % applied to posted rate (included above)
Term:	48 months
Type:	Fixed Closed
Principal & Interest:	\$ 995.94
Property Taxes:	\$ 0.00 (Estimated)
HomeProtect [®] Premium*:	\$ 183.87
Total Payment:	\$ 1,179.81
Payment frequency:	Monthly
Interest adjustment date:	November 02, 2016
First payment due date:	December 02, 2016
Advance date:	November 02, 2016
Rate commitment expiry date:	May 13, 2017



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Details of Rate Guarantee:

Your interest rate is guaranteed for **the term selected** until either the advance date or the rate commitment expiry date — whichever is earlier.

If your mortgage advances after the rate commitment expiry date, the interest rate will be increased by 0.10 % for any partial or full month after the expiry date — to a maximum of three months (maximum of 0.30 %). If the delay is more than three months, the rate commitment will fully expire and you will need to contact us for a new interest rate. Please notify me immediately if there are any changes to your mortgage needs.

I'm always available with advice or assistance on home financing products — anytime, anywhere. Please call me at 1-416-708-2562 with any questions. I'll be happy to help.

Congratulations again on your new home!

Yours truly,

MATTHEW O NEIL
Mortgage Specialist
Cell: 1-416-708-2562
E-mail: matthew.oneil@rbc.com

Enc.

P. S. If you have any friends or relatives who are purchasing a home or renewing a mortgage, I'd be happy to help them any way I can.



S 04299 (11/2012)

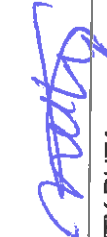
2 of 3

Client acknowledgement:

I/We are aware of and agree to the terms and conditions of the rate commitment (detailed above), as it best responds to my/our needs.



RICHARDO RUTA
Borrower



NETTY RUTA
Borrower

* HomeProtector insurance selection is subject to approval of your application by The Canada Life Assurance Company.

Your mortgage approval is conditional on you (including guarantors and co-applicants if applicable) maintaining your credit status as at time of application. RBC Royal Bank reserves the right to decline your request for credit up to and including the closing date of your mortgage based on any changes in your (or co-applicants/guarantors if applicable) credit status, or financial circumstances



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