

**RENTAL APARTMENT TENANCY APPLICATION – EVERY APPLICANT 18+ YEARS MUST COMPLETE THE FORM IN FULL**

Address:	
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1. PERSONAL INFORMATION OF APPLICANT

Full legal name:	
Preferred First Name (if any):	
Date of birth:	
Home address:	
Cell phone #:	
Email address:	
Banking institution:	
Current balance in account:	
Pets? How many? Type?	
Emergency contact Name:	
Emergency contact phone #:	
Emergency contact email:	
Relationship with tenant:	
Have you ever gone bankrupt: yes/no	

2. STUDENT INFORMATION

Student? Full Time, Part Time?	
Student #:	
Program current year?	
Expected graduation?	
Will you need parking?	

3. EMPLOYMENT/INCOME INFORMATION

Current Employer:	
Address:	
Duration of employment:	
Supervisor name?	
Supervisor phone #:	
Self-employed? Yes/No	
Position/Occupation:	
Annual Salary \$:	
Other income source, if any:	

Annual income from other source \$:	
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4. RENTAL HISTORY

Current Landlord:	
Phone #:	
# years/month living there:	
Current monthly rent \$:	
Reason for leaving:	
Previous landlord:	
Phone #:	
# years/months living there:	
Past monthly rent \$:	
Reason for leaving:	
Have you ever been evicted: yes/no	
Have you ever been to the Landlord Tenant Board: yes/no	

5. REFERENCES (could be landlord, employer, high school teacher, university professor, sports coach, club leader, etc)

#1 Name:	
Organization:	
Phone #:	
Email:	
Relationship/Length of Acquaintance:	
#2 Name:	
Organization:	
Phone #:	
Email:	
Relationship/Length of Acquaintance:	
#3 Name:	

Organization:	
Phone #:	
Email:	
Relationship/Length of Acquaintance:	

**TERMS AND CONDITIONS OF THIS APPLICATION:**

This application is subject to Landlord/agent approval or non-approval, at their sole discretion. A **deposit equal to one months' rent is due** with the Landlord's acceptance of this Application, in the form of etransfer, wire transfer, certified cheque or money order.

**Government-issued photo identification must accompany your completed application.**

**Once this application has been approved, a binding offer to rent has been created and failure to pay the first and last months' rents, or failure to take possession of the Premises, as agreed shall amount to a fundamental breach of the subsequent tenancy agreement.** At the Landlord's sole option and discretion, the subsequent tenancy agreement may be made null and void and the funds on deposit shall be applied to any unpaid rent owing to the Landlord. It is further understood that if that were to occur, the Landlord has the right under law to commence an action for any further damages in a court of competent jurisdiction to compensate the Landlord for its costs in advertising and re-renting the Premises, and for any loss of income during the time the Premises remains empty prior to the commencement of a replacement tenancy. The Landlord shall act in good faith and with expediency to find a new tenant.

The applicant/tenant understands and agrees that it shall not receive the keys or possession to the Premises before a tenancy agreement has been fully executed by the parties and the Tenant's first and last months' rents have been deposited in to the Landlord's bank account and cleared, that is, the funds are not encumbered in any way. If, for any reason whatsoever, the Premises shall not be available to the applicant/tenant upon the commencement of the term, the rent under the subsequent tenancy agreement shall abate until the Premises are available for occupancy and possession thereof has been given to the Tenant. The Landlord shall not be liable or responsible, and the Tenant shall not be entitled to compensation for any damages, loss, inconvenience, nuisance or discomfort occasioned or arising by reason of the Premises not being available for occupancy on the date stipulated in the subsequent tenancy agreement or by reason of the Landlord being unable to fulfill or comply with any term, condition, covenant or obligation therein contained. Failure to give possession on the Occupancy Date shall not in any way affect the validity of the subsequent tenancy agreement, the obligations of the Tenant, or in any way shall such failure be construed to extend the term of the subsequent tenancy agreement.

If this application is accepted, the Applicant agrees to sign a Rental Apartment Tenancy Agreement with the Landlord. If this application is not accepted, the reason(s) for non-approval will not be divulged and the applicant's deposit will be returned in full without deduction or interest.

**PERSONAL INFORMATION CONSENT:**

*By signing immediately below and submitting this Rental Apartment Tenancy Application, I declare that all of the information provided in this application is true and correct and that the Landlord may rely upon it in its consideration of whether to accept my offer to lease.*

*I understand that any omission or misstatement by me in this application can result in the termination of my tenancy by the Landlord even after I have occupied the Premises.*

*I understand that a credit, reference and other relevant investigation will be undertaken by the Landlord or its duly authorized representative to determine my rental, court, credit, employment and financial histories as well as my ability to pay the prescribed rent.*

*I hereby give permission to the Landlord or its duly authorized representative to use the information collected herein and my personal information collected from other sources as further described below and from social media networking websites in order for the Landlord to obtain a consumer*

report; to contact employers and previous landlords and references as provided herein; to contact agencies that provide landlord information; to use my collected personal information to determine my creditworthiness and suitability for the renting of the Premises and to collect such further personal information as the Landlord may require from time to time to enforce the terms and conditions of, as well as my obligations and responsibilities under, any subsequent Tenancy Agreement that is entered into between the Landlord and me.

If this application is accepted I further give the Landlord permission to provide my full name, address as per the subsequent Tenancy Agreement, my contact information, and my move-in date to third party service and utility providers to enable those third parties to contact me to install or otherwise provide their respective services to the leased Premises.

My signature below confirms that I request all credit reporting services, banks, courts, tribunals, employers, personal references, and previous landlord references to disclose any information to the Landlord or the Landlord's duly authorized agent about me relevant to my current or past residential tenancies.

\_\_\_\_\_  
(Applicant Signature)

\_\_\_\_\_  
(Print name)

\_\_\_\_\_  
(Date)