

## PARKING SPACE RENTAL AGREEMENT FOR NON-RESIDENTS

Date: \_\_\_\_\_

### LANDLORD

Name: **Rasda Holdings Limited o/a ERSKINE TOWERS**

Telephone: 416-481-6070

Email: [15erskine@bell.net](mailto:15erskine@bell.net)

Address: Rental Office, 15 Erskine Avenue  
Toronto, ON M4P 1 Y5

### TENANT

Name: \_\_\_\_\_

Telephone: Home \_\_\_\_\_  
Work \_\_\_\_\_

Email: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

This Agreement is made and entered into on the Date specified above between the Landlord and Tenant.

**1. Location of Parking Space:**

15 Erskine Avenue, Underground Parking Space # \_\_\_\_\_

(The Landlord may change the Location of Parking Space designated to the Tenant at any time)

**2. Term.** The Landlord hereby leases to the Tenant the parking space located at the premises described above for the following term:

**Rental Start Date:** \_\_\_\_\_ **Termination Notice Required:** 30 Days minimum in writing

**3. RENT.** The Tenant agrees to pay to the Landlord at the Landlord's address the stipulated rent in advance on or before the **1<sup>st</sup> day of January, April, July and October** of each year.

**Rental Terms:** \$115.00 per month payable quarterly as above. (The Landlord may increase the rent upon 30 days notice)

**4. Deposit:** \$ \_\_\_\_\_

There is no refund of deposit for any unused portion of a calendar quarter. Any unused Deposit is to be returned by the Landlord to the Tenant in full provided there is no outstanding rent due for payment.

**5. Only the following vehicle(s) may be parked at the Parking Space:**

Make, Model & Colour:		
Licence Plate #:		

**6.** The Landlord or his representatives shall not be held responsible for any damage to vehicles or its contents while at the building (including damage or loss caused by fire, theft, vandalism or by malfunction of the garage door) or for any personal injury. The Tenant leaves the vehicle and its contents at his own risk.

**7.** The Tenant covenants not to repair, wash or polish the vehicle within the building.

**8.** The Tenant cannot sublet or transfer the parking spot to another person, without the written permission of the Landlord and upon termination of this agreement, the Tenant must immediately return any keys or access cards to the Landlord.

**9.** If parking privileges are abused (ex damage to the Landlord's or other persons' property, NSF Cheques, etc.) your vehicle will be ticketed and/or towed and parking privileges immediately terminated.

**10.** It is understood and agreed that the Tenant will pay for any damage that is caused to the Landlord's property by the Tenant or his guests.

**11.** The Tenant has been issued ACCESS CARD # \_\_\_\_\_ The Tenant hereby acknowledges that he will return the card at the end of the tenancy. The Tenant shall pay a fee for the replacement of a damaged or lost Access Card. In all cases the cost to replace the Access Card is \$50.

**12.** In the event of non-payment of rent by the Tenant, the Landlord may restrict access to the Parking Space and building until such time as the rent has been paid in full.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first written above.

Landlord: \_\_\_\_\_

Tenant: \_\_\_\_\_