

# Garage & Storage Rental Agreement

This agreement is between: \_\_\_\_\_ (Landlord) and  
\_\_\_\_\_ (renter). The agreement is for the garage located at  
\_\_\_\_\_

Landlord's Info \_\_\_\_\_

ITEMS INCLUDED: ☐ WORKBENCH ☐ LOCKER ☐ SHELVES  
☐ ELECTRICITY ☐ HEAT ☐ OPENER

OTHER (DESCRIBE): \_\_\_\_\_

## RENTED TO:

1. ADDRESS \_\_\_\_\_ PH: \_\_\_\_\_  
EMPLOYED BY: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PH: \_\_\_\_\_
2. ADDRESS \_\_\_\_\_ PH: \_\_\_\_\_  
EMPLOYED BY: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PH: \_\_\_\_\_

## RENT

THE RENT IS \$ \_\_\_\_\_ PER MONTH. The renter(s) agree that there will be a charge of \$10.00 for each day paid late, after the first day of each month, of the term hereby granted.

The rent shall be paid by post-dated cheques for the full term of the lease. N.S.F charge is \$20.00

SECURITY DEPOSIT \$ \_\_\_\_\_ AMOUNT PAID \$ \_\_\_\_\_

If the rent is not paid by the fifth day of the month then the landlord may order the renter to remove the renters possessions from the premises. If the renter has not removed their belongings from the premises within 3 days or 72 hours, then all remaining possessions shall be deemed to be abandoned goods, and the renter forfeits any claim to these abandoned goods. If the renter cannot be contacted by the landlord, using the phone numbers on this lease within 5 days or 120 hours then the possession shall be deemed abandoned goods and the renter forfeits any claim to these abandoned goods. The landlord may dispose of abandoned goods any way the landlord chooses.

This is a rental agreement for storage and due to the nature of this rental agreement it is not covered under the Landlord & Renter laws.

## IN CASE OF EMERGENCY:

NAME: \_\_\_\_\_ RELATIONSHIP: \_\_\_\_\_  
PHONE: \_\_\_\_\_

NAME: \_\_\_\_\_ RELATIONSHIP: \_\_\_\_\_  
PHONE: \_\_\_\_\_

## LIABILITY:

The renter agrees that the owner shall not be liable or responsible in any way for any personal injury or death that maybe suffered or sustained by the renter or by any person for whom the renter is responsible, who may be upon the premises, or for any loss or damage or injury to any property, including cars and contents thereof. The renter acknowledges that the use of the premises and related facilities by renter, or by any person whom the renter is responsibility, is entirely at their own risk.

Initials \_\_\_\_\_

## **RENTERS RESPONSIBILITIES**

1. The renter agrees that NO PETS OR ANIMALS are permitted on the premises.
2. The renter shall not make changes or alterations to the premises without the landlord's written consent.
3. The renter SHALL NOT STORE OR ABANDON ANY RUBBISH or anything deemed to be unsightly at the sole and absolute discretion of the landlord.
4. The renter shall not store items outside of the garage, including car parts, trailers or cars.
5. The renter SHALL NOT STORE OR DISPOSE OF DANGEROUS GOODS OR CHEMICALS that could potentially harm people, animals or trees and plants or the soil.
6. The garage shall be kept in a condition that is as good or better than when the renter first took possession.
7. The landlord shall detain whether or not the garage is in acceptable condition and whether the renter "has to fix or repair or paint to bring it up to such condition.
8. The renter agrees to turn lights and heat off before leaving garage.
9. The renter agrees to park only in areas permitted by landlord.

## **SPECIAL CONDITIONS:**

The premises can not be used for business purposes which includes no mechanical work or oil changes allowed unless the landlord has provided written permission.

The renter shall not disturb neighbors with noise, or heavy traffic to and from garage.

The renter is to provide their own insurance to cover contents and liability. The landlord provides no such coverage for the renter.

## **TERMINATION OF LEASE**

If the renter decides to terminate the lease before the term expires, they must provide the landlord with a full 60 days written notice.

The landlord can terminate the agreement for any illegal activities, sufficient breach of this lease, social problems, neglect to property, undue noise and/or unpaid rent.

When vacating the premises the GARAGE MUST BE CLEAN. And all keys for the garage must be turned in. The security deposit will be held by the landlord until the above conditions are met to the landlord's satisfaction. Any costs for cleaning, repairs or replacement of keys will be taken from the security deposit before the remaining is returned to the renter. The Security deposit is NEVER to be considered as part of the rent.

There will be a re-rental fee for breaking the lease midterm of \$ \_\_\_\_\_

## **TERM:**

(A) This lease shall be for a term of \_\_\_\_\_ Months, and shall commence on the \_\_\_\_\_ day of \_\_\_\_\_ in the Year \_\_\_\_\_

OR

(B) This lease shall be for a term of one month commencing on the day of \_\_\_\_\_ In the year \_\_\_\_\_ but may be extended on a month to month basis if the landlord and renter agree to it.

## **ACCEPTANCE:**

The renter does hereby accept this lease of the above described premises, subject to the conditions, restrictions, and covenants above or attached hereto.

Renter 1 \_\_\_\_\_

Witness \_\_\_\_\_

Renter 2 \_\_\_\_\_

Witness \_\_\_\_\_

Landlord \_\_\_\_\_

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