

RENTAL AGREEMENT

PARTIES

1. THIS AGREEMENT IS MADE IN DUPLICATE BETWEEN

Mount Zion Lutheran Church, hereinafter called **the Landlord**,

11533 – 135 Street N.W., Edmonton, AB T5M 1K9 780-455-3638

AND

_____ (Name) on behalf of Organization:

_____, hereinafter called **the Renter**.

PREMISES

2. THE PARTIES AGREE THAT

The Landlord will rent to the Renter and the Renter will rent from the Landlord the following premises:

___ fellowship hall ___ sanctuary ___ kitchen ___ library

___ Sunday School room(s)

At 11533 – 135 Street N.W., Edmonton, AB

Careperson, Property Management Committee, _____

Name

Address

Postal Code

Telephone(s)

TERM

3. The rental is to begin on _____ day of _____ 20____ and is

to run from:

___ year to year ___ month to month ___ week to week

RENT

4. The Renter will pay rent at the following rate:

_____ per ___ week / ___ month to Mount Zion Lutheran Church.

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The first payment of rent is due on the _____ day of _____ 20____
and thereafter payments are to be made on the _____ day of each _____.

The Landlord shall provide a receipt to the Renter.

The rent mentioned above includes payment for the following services and facilities:

___ Electricity ___ Heat ___ Water ___ Hot Water
___ Parking ___ Janitorial ___ Range ___ Refrigerator
___ Dishwasher ___ Other (Specify) _____

Rent increases must be given in accordance with the provisions of the Landlord and Tenant Act.

SECURITY 5. A security deposit is not required.

DEPOSIT

STATUTORY 6. The following statutory conditions apply: Conditions of Premises – The Landlord shall keep the premises in a good state of repair and fit for use during the rental period.

1. Obligation of the Renter – The Renter shall be responsible for the ordinary cleanliness of the interior of the premises and for the repair of damage caused by the willful or negligent act of the Renter or of any person whom the Renter permits on the premises.
2. Abandonment and Termination – If the Renter abandons the premises or terminates the rental otherwise than in the manner permitted, the Landlord shall mitigate any damages that may be caused by the abandonment or termination to the extent that a party to a contract is required by law to mitigate damages.

ADDITIONAL 7. The Renter promises to comply with any additional obligations set out below:

OBLIGATIONS

INSURANCE 8. Mount Zion Lutheran Church does not cover the liability from the actions of any third party renting space. A copy of the Renter's certificate of insurance confirming that coverage is in place must be provided to the Landlord.

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TERMINATION 9. A Landlord or Renter may give notice to terminate rental agreement in writing.

A notice in writing shall:

- a) be signed by the person giving the notice, or his/her agent;
- b) identify the premises in respect of which the notice is given; and
- c) state the date on which the rental is to terminate.

A notice to terminate a weekly rental shall be given on or before the last day of one week of the rental to be effective on the last day of the following week of the rental. For the process of this section, "week of the rental" means the weekly period on which the rental is based and not necessarily a calendar week and, unless otherwise specifically agreed upon, the week shall be deemed to begin on the day upon which rent is payable.

A notice by a Renter terminating a monthly tenancy shall be given to the Landlord on or before the last day of one month of the rental to be effective on the last day of the immediately following month of the rental.

A notice to terminate a year-to-year rental shall be given on or before the 90th day before the last day of any year of the rental agreement.

DISPUTE 10. The Landlord and the Renter agree to try to resolve any disagreements by first

RESOLUTION talking with each other. If the two parties cannot agree, then we will ask the Landlord and Tenant Advisory Board to mediate our disagreement. Either party may call to ask for mediation. By agreeing to mediate, neither party give up any other right that they may have. Complaints by the Renter must be in writing, signed, dated and delivered to the Mount Zion Lutheran Church Council.

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SIGN BOTH COPIES SEPARATELY

Date: _____

Signature of Landlord: _____ Print Name: _____

Signature of Renter(s): _____ Print Name: _____

Mailing Address of Renter(s): _____ City: _____ P.C.: _____

Phone # of Renter(s): _____ E-mail: _____

Alternate Contact's Name (please print): _____ Phone #: _____

Name of Treasurer (please print): _____ Phone #: _____

I have received a copy of the Rental Agreement and ___ keys to the church.

Signature of Renter(s) _____