

**TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2061**  
**21 NELSON STREET, TORONTO, ONTARIO**

c/o Simerra Property Management  
 89 Skyway Avenue, Suite 200, Toronto ON M9W 6R4  
 Tel: 416-847-7242 Fax: 416-293-5904 Website: www.simerra.com

**GUEST SUITE RENTAL AGREEMENT – SUITE # \_\_\_\_\_**

This Indenture made in duplicate the \_\_\_\_\_ of \_\_\_\_\_, 2012.

Between: TSCC #2061  
*Hereinafter called the Lessor*

And: Resident Name: \_\_\_\_\_ of Suite: \_\_\_\_\_  
*Hereinafter called the Lessee*  
*Of the Second Part*

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

Witness that in consideration of monies, covenants and agreements hereinafter reserved and contained on the part of the lessee to be paid, observed and performed, the Lessor does agree that the Lessee may book the subject Guest Suite # \_\_\_\_\_ located at 21 Nelson Street, Toronto, Ontario.

To book the subject one Guest Suite # \_\_\_\_\_ for the period of \_\_\_\_\_ days commencing on the \_\_\_\_\_ day of \_\_\_\_\_, 2012 to the \_\_\_\_\_ day of \_\_\_\_\_, 2012. The time of availability being 3:00 p.m. on the first day, and "check out" time being 11:00 a.m. on the last day.

**Yielding and paying a Rental Charge of Seventy Five dollars and zero cents (\$75.00) of lawful Canadian money to be paid without deduction to the Condominium Corporation via the Property Management Office or the Concierge by money order, certified cheque or bank draft, ten working days in advance of the booking date, made payable to TSCC #2061**

The Lessor hereby acknowledges receipt of the sum of Seventy Five dollars and zero cents (\$75.00) on account of the monies payable hereunder.

The Lessee covenants and agrees with the Lessor as follows:

- a) The maximum number of persons using the guest suite will be two.
- b) To pay the security deposit booking fee of \$500.00 by cheque at least 14 calendar days in advance. (Security Deposit will be returned at the end of the occupancy if no damages or missing item reported by security.)
- c) To pay total fees on separate cheques as follows:
  - 1) Rental Charge: \$75.00 per night (Rental Charge includes reasonable cleanup)
  - 2) Total: \$\_\_\_\_\_.00
- d) That the Lessee is either an owner or a tenant, and is a resident in TSCC #2061.
- e) To provide to the Lessor a list of invited guests at least 24 hours in advance of the date of occupancy together with details of vehicles owned by them.

- f) That there will be no activity in the guest suite contrary to the by-laws of the municipality, or provincial or federal laws.
- g) The lessee shall ensure that his guests observe and comply with all Rules applicable and in force with respect to use of the condominium and its facilities, and shall be totally responsible and liable for the guest's actions.
- h) That the Lessor, or its agents or employees, shall not be liable for, and the Lessee shall save harmless the Lessor and its agents and employees from, any injury, loss or damage sustained on or about the premises.
- i) That the lessee will be liable for any damages to or theft from the room, and all furniture, equipment, linen, etc. without limitation, and any such charges in excess there of that maybe applicable maybe charged against the owner.

An inventory of suite contents (appendix A to be attached) will be agreed to by the lessee at the time of receiving the keys and at a time after occupancy both mutually agreed specified by the lessor and leasee. If the lessee is not present at either inspection the report of the property management shall prevail.

- j) That the Lessor, or its agents or employees, shall not be liable for, and the Lessee shall save harmless the Lessor and its agents and employees from any fines, legal action (civil or criminal), court awarded damages and similar levied or brought against the Lessor as a consequence of the use by the Lessee of the subject premises.

The Lessor Covenants and agrees with the Lessee as follows:

- a) To allow the use of the Guest Suite unless such use becomes a nuisance to the other owners or occupants in the building.
- b) Will inspect (refer to Inspection above)
- c) Clean linen and towels provided at commencement of occupancy, subsequently towels will be changed every three days and bed linen every 7 days. No maid service is provided and lessee/guests are responsible for general tidiness/cleanliness of the suite.
- d) No smoking is allowed in guest rooms or on any of the common elements.
- k) The maximum number of days/nights permitted to use the guest suites is 7.
- l) The guests may park up to one vehicle in the visitors parking area during their stay. If there is no space available in the visitors parking area during their stay then the visitors will make other arrangements to park their vehicle off the corporation's property, at no cost to the corporation.
- m) Notice of 7 days or more must be provided for suite cancellation for a full refund. **Failure to give proper notice may result in loss of damage deposit.**

FOR: Simerra Property Management on behalf of TSCC #2061

\_\_\_\_\_  
Property Manager

\_\_\_\_\_  
Date

\_\_\_\_\_  
Lessee

\_\_\_\_\_  
(Please print name & Suite #)

## GUEST SUITE 1 and 2

### INVENTORY & FINAL INSPECTION

<b>Items</b>	<b>Pre-Inspection</b>	<b>Post-Inspection</b>
<b><u>Linens:</u></b>		
Large Towels:	_____	_____
Medium Towels:	_____	_____
Small Towels:	_____	_____
Face Towels:	_____	_____
Other:	_____	_____
<b><u>Bedding:</u></b>		
Mattress Covers:	_____	_____
Fitted Sheets:	_____	_____
Flat Sheets:	_____	_____
Pillows:	_____	_____
Pillow Protector:	_____	_____
Pillow Cases:	_____	_____
Comforter:	_____	_____
Blankets:	_____	_____
Other:	_____	_____
<b><u>Window, Window Coverings, Doors, Ceiling, Walls, Flooring</u></b>		
Windows:	_____	_____
Curtains:	_____	_____
Doors:	_____	_____
Ceiling:	_____	_____
Walls:	_____	_____
Flooring:	_____	_____
Art Work:	_____	_____
Other:	_____	_____
<b><u>Furniture &amp; Accessories:</u></b>		
1 Wood Bed Frame:	_____	_____
1 Dresser:	_____	_____
2 Night Tables:	_____	_____
2 Armchairs:	_____	_____
1 Coffee Table:	_____	_____
2 Table Lamp:	_____	_____
1 Television:	_____	_____
Other:	_____	_____
<b><u>Washroom:</u></b>		
Fixtures:	_____	_____
Flooring:	_____	_____
Other:	_____	_____
<b><u>Comments:</u></b>		
Inspected by:	_____	_____
Date:	_____	_____
Comments:	_____	
	_____	