

## Sample Room Rental Agreement\*

This Room Rental Agreement ("Agreement") is made on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, between:

\_\_\_\_\_  
(hereinafter referred to as the "Landlord")

– and –

\_\_\_\_\_  
(hereinafter referred to as the "Tenant")

### THE LANDLORD AND THE TENANT AGREE AS FOLLOWS:

#### 1. Acknowledgement

The Landlord and the Tenant both acknowledge that this Agreement is not governed by the Alberta *Residential Tenancies Act*.

#### 2. Rental Accommodations

A. The Landlord agrees to rent Accommodations (as defined below) to the Tenant in the property located at \_\_\_\_\_, Alberta.

**Note:** Many Landlords and Tenants have disputes about damages to the property. A way to avoid having disputes about property damage is to include an inspection report about the condition of the property when the Tenant moves in, and the condition of the property when the Tenant moves out. If there is deterioration in the condition of the property, then the Landlord can deduct expenses to repair the property damage from the deposit. If there is no deterioration in the condition of the property beyond normal wear and tear, then the Landlord cannot keep any of the deposit for property damage.

Using the chart on the next page, the Landlord and the Tenant can inspect the property when the Tenant moves in and write down any damage that already exists in the property. Then, when the Tenant is moving out, the Landlord and the Tenant can again inspect the property, and write down the condition of the property at that time. It is important to have proof of the condition of the property in case there is a dispute over deductions made from the deposit for property damage. The Tenant may also want to consider taking pictures of the premises as the inspection is being carried out.

\* The sample Room Rental Agreement is provided for information purposes only and nothing in the Room Rental Agreement constitutes legal advice. The contents are provided as an information service and should not be relied upon for legal decision-making. The use of the sample Room Rental Agreement in no way creates a type of agreement or contract with the author(s). The sample Room Rental Agreement was developed in Alberta, Canada. The sample Room Rental Agreement incorporates the laws of Alberta. The laws in other jurisdictions may be different. You should contact a lawyer if you have any questions regarding applicable laws in your jurisdiction and to receive legal advice.

# Room And Board Agreement

**SJ Ball**



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