



Larry Glover  
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## Residential Tenancy Agreement

This agreement made this \_\_\_\_ day of \_\_\_\_\_

BETWEEN \_\_\_\_\_  
(Hereafter referred to as " **the Tenant** ")

And

**GLO-MAR PROPERTY MANAGEMENT (LARRY M GLOVER)**  
3701 South Oyster School; Road, Ladysmith B.C. V9G 2A2  
(Hereafter referred to as " **the Landlord** ")

The rental premise is a \_\_\_\_\_ located at \_\_\_\_\_ Nanaimo Lakes Road, Nanaimo B.C.

This agreement will be a lease or month-to-month on acceptance of both parties, which will begin on \_\_\_\_\_

The rent will be \$\_\_\_\_\_ per month and will be paid in full on or before the first day of each month. The first months rent will be payable on or before \_\_\_\_\_

The following people are authorized to act on behave of the landlord and are specifically authorized to accept notices of Tenants complaints and to accept any service of legal process or notice **(Brenda Nott, Martha Wilkins and Jake Wilkins)**

There will be \_\_\_\_ person/s occupying the rental premises and the names are:  
\_\_\_\_\_

Except for casual guests, no other persons shall occupy the premises without written consent of the Landlord.

- (A) Utilities such as the Hydro, cable, Telephone and user rates are to be paid by the Tenant.
- (B) Appliances such as fridge, stove and hot water heater will be supplied and maintained in working order by the Landlord.

The Landlord acknowledges receipt from the Tenant the sum of \$\_\_\_\_\_ as a security deposit paid on \_\_\_\_\_ to secure the Tenants performance or the obligations imposed by this agreement. The following terms will apply with respect to the deposit as set out in the Landlord Tenancy Act

The Landlord will at all times maintain the premises and appliances provided by Landlord in a condition that complies with the municipal, provincial and federal governments laws and by-laws.

The Landlord will give 24 hour notice of intent to enter the premises during reasonable hours, but such notice need not be given in the event of an emergency or where the tenant consents to the Landlord without such notice being given.

The tenant agrees to mow and water the lawn, keep the lawn, flowerbeds and shrubbery in good order and condition, and to keep sidewalk surrounding the premises free and clear of all obstructions.

The Tenant agrees to insure that nothing other than human waste enters the septic system of the premises. If any foreign material such as plastics, sanitary napkins or contraceptives are found in the septic tank the Tenant will bare the cost of the pump out of the septic tank. Also use due precaution against freezing of water pipes, waste pipes and prevent the clogging of drain pipes in and around the premises. In the case of negligence or recklessness of the Tenant to prevent such a thing happening the Tenant will repair the same at their expense.

The Tenant agrees to notify the Landlord of an intended absence of more than seven days and will permit the Landlord to enter the premises if reasonably necessary.

The Tenant agrees NOT to have any animals such as cats or dogs without written permission from the Landlord.

The Tenant agrees to vacate the premises by 2:00 P.M. on the last day of the month in which the Landlord and the Tenant terminates this agreement.

This **Document** is intended to be become part of the Governments "**Residential Tenancy Agreement**". Both parties are to have complete copies of this agreement. All promises and agreements must be included herein and agreed by both parties or they are not enforceable.

**Landlord**  
Glo-Mar Property Management

**Tenant**

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Larry M Glover

