MULTI-RES MANAGEMENT INC. – Rental Application

(Last version update: December 16, 2025)

☐ **New Tenant** ☐ **Assignment** ☐ **Sublet** ☐ **Transfer** ☐ **Update**

A) APPLICANT (1):

Name _____ Address _____ City _____ Postal Code _____

Telephone: Home: ( ) _____ Work: ( ) _____ Cell: ( ) _____

Email: _____ Date of Birth: _____ _____ _____ Social Insurance No: _____

Day Mth Yr

B) APPLICANT (2):

Name _____ Address _____ City _____ Postal Code _____

Telephone: Home: ( ) _____ Work: ( ) _____ Cell: ( ) _____

Email: _____ Date of Birth: _____ _____ _____ Social Insurance No: _____

Day Mth Yr

C) PROPOSED OCCUPANT: (1) _____ _____

(NAME) (DATE OF BIRTH)

D) PROPOSED OCCUPANT: (2) _____ _____

(NAME) (DATE OF BIRTH)

E) GUARANTOR:

Name _____ Address _____ City _____ Postal Code _____

Telephone: Home: ( ) _____ Work: ( ) _____ Cell: ( ) _____

Email: _____ Date of Birth: _____ _____ Social Insurance No: _____

Day Mth Yr

F) RENTED PREMISES APPLIED FOR: _____, Apt #_____, City:_____

No pets or other animals permitted **WITHOUT** the expressed written consent of the Landlord.
Landlord's fee for clean-up of pet waste is $50.00 for each occurrence.

Applicant(s) Signature Acknowledges: PETS:_____ NO PETS: _____

G) RENTAL INFORMATION:

Monthly Rent: $ .....

Pro-rate Special Condition: $ .....

Additional Services: $ .....

Total Monthly Rent: $ .....

Initial Term:
Lease Start Date: ....
Day Mth Yr

Pro-rate Special Condition:
Start Date: ....
Day Mth Yr

Initial Term:
Lease End Date: ....
Day Mth Yr

Pro-rate Special Condition:
End Date: ....
Day Mth Yr

The Applicant(s) agree(s) to pay the Monthly Rent on the **1st** day of each and every month.

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The Applicant(s) agree(s) to pay for the following services and utilities applicable to the Rented Premises:

SERVICES AND UTILITIES	YES	NO
Electricity	____	____
Gas	____	____
Heat	____	____
Water	____	____
Other (cable/phone)	____	____

SUMMARY OF MONIES TO BE PAID

First month's rent: $ _

Last month's rent: $ _

Key Deposit: $ _

Other: $ _

TOTAL (Pre-Authorized Payment): $ __

Amount Received with Application: $ __

The Applicant(s) agree(s) to make all rent payments via Pre-Authorized Debit (PAD). The Applicant(s) agree(s) to pay a fee of $50.00 (or such higher amount as may from time to time be permitted by law) in respect of each and every rent payment that is not honoured.

Should the Monthly Rental not be honored at the bank upon which it is drawn, the Applicant(s) shall pay the Landlord an non-sufficient funds fee of $50.00 (or such higher amount as may from time to time be permitted by law) in respect of each rent payment that is not honoured,

The Applicant(s) acknowledge(s) and agree(s) to pay an administration fee of $500.00 in the event of an assignment, sublease or transfer of the Lease.

The Applicant(s) acknowledge(s) and agree(s) to pay an administration fee of $500.00 in the event the Applicant(s) requires any changes made to the initial Lease, such as a name change and or to add or remove a name from the Lease.

For purposes of fraud prevention and proof, the landlord accepts payments of the rent only by authorized debit or via dedicated portal to which tenants are allowed access, no other methods of payment (e.g. cash, cheque or e-transfer) will be accepted.

H) DEPOSIT

I/We hereby certify, this_____day of_____, 20_____, the information provided above and on the pages of this form (Applicant ('s) (s') Particulars) to be true, and deposit with the Landlord the sum of $_____.

I/We agree that upon acceptance of this Rental Application by the Landlord, there shall be a binding agreement between the Applicant and the Landlord, and the deposit shall be applied towards the rent as indicated above. I/We shall forthwith enter into a Tenancy Agreement incorporating the above terms into the Landlord's usual form.. If I/We fail to enter upon such Tenancy Agreement and take possession of the Rented Premises with the consent of the Landlord, then the Applicant(s) shall have agreed to the initial te rm of the Lease as hereinabove described in Section D) and the entire deposit may be applied as above. If I/We fail to enter upon such Tenancy Agreement, in addition to any other rights accruing to the Landlord, the following shall also apply:

i. if no Tenancy Agreement is signed due to rejection of this Rental Application by the Landlord, the entire deposit shall be returned;
ii. if no Tenancy Agreement is signed due to rejection of this Rental Application by the Landlord as a result of the Applicant's inability or refusal to provide such information and/or documentation that is required by the Landlord in order to process and approve this Rental Application, the entire deposit shall be retuned less an administration fee of $ 250.00;
iii. if no Tenancy Agreement is signed due to withdrawal of this Rental Application by the Applicant within 48-hours of its submission, the entire deposit shall be returned, less an Administration fee of $250.00; and
iv. if the Applicant withdraws this Rental Application beyond the above 48-hour delay but before the Landlord accepts it in writing, 50% (fifty percent) of the deposit shall be forfeited and the balance returned.
v. If the Applicant withdraws this Rental Application after the Landlord accepts it in writing, the entire deposit shall be forfeited

The Applicant(s) acknowledge(s) and agree(s) that in the event the existing tenant of the Rented Premises fails to vacate the said Rented Premises by the commencement of the term, the Applicant(s) shall be entitled to a return of any monies deposited but shall not be entitled to any damages which may accrue as a result of such holding over. The Applicant(s) hereby give(s) permission to the Landlord or his Agent to perform credit checks, to contact employers, previous landlords or to take any other reasonable step s to adjudicate this Rental Application. I/We hereby grant our consent to our current and previous landlords to release any and all information in their file regarding our tenancy for the purposes of approving this Rental Application.

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I) INSURANCE

The Applicant must maintain and keep in force throughout the term of the Tenancy Agreement: (i) All Risk Property Insurance covering all present and future property of the Applicant in, on or upon the Rented Premises from damage or loss due to any cause whatsoever, for full replacement value, and (ii) Legal Liability Insurance covering injury or death to the Applicant, to its invitees, and to other occupants of the Rented Premises, as well as for any damages caused to the property of others (including that of the Landlord and of co-tenants), to a minimum limit of **$1,000,000** per occurrence and (iii) additional living expenses / loss of use coverage, all such policies shall name the Landlord as additional insured. The Applicant shall deliver to the Landlord at least ten (10) days prior to the commencement of the term of the Tenancy Agreement, certificates of insurance, in form reasonably satisfactory to the Landlord, issued by the insurance company or its authorized agent, failing which the Landlord may deny occupancy of the Rented Premises to the Applicant. The Applicant shall obtain and pay for renewals of such insurance from time to time before the expiration thereof, and the Applicant shall deliver to the Landlord such renewal policy or certificate thereof at least thirty (30) days prior to the expiration of any existing policy. All policies of insurance shall contain a provision whereby same cannot cancel unless the Landlord is given at least thirty (30) days' notice of such cancellation.

J) VACATION RENTALS PROHIBITED

It is strictly prohibited for the Applicant to advertise the Rented Premises on AirBnb, VRBO, or any other vacation rental website.

K) TOBACCO AND CANNABIS PROHIBITED

The use of tobacco and cannabis products in, on or about the Rented Premises, or anywhere upon the property in which the Rented Premises are located (including, without limitation, all balconies, terraces, lobbies, corridors, garages, laundry rooms, other common facilities, walkways, driveways, and lawns) shall be strictly prohibited.

L) NON-BINDING PENDING ACCEPTANCE

This Rental Application is non-binding and shall create no legal obligations as between the Applicant and the Landlord (except as may be stipulated hereunder in paragraph H above) until it shall have been accepted and signed by the Landlord. If the Applicant be provided a copy of this rental Application prior to its acceptance by the Landlord it is understood and agreed by the Applica nt that such provision is only as an accommodation to the Applicant, and is in no way to be interpreted or construed as evidencing the Landlord's acceptance.

ACCEPTANCE BY THE APPLICANT(S)

The Applicant(s) hereby accepts this Rental Application for the Rented Premises as herein described.

Applicant (1) Signature	**Date**	**Witness**
Applicant (2) Signature	**Date**	**Witness**
Guarantor's Signature	**Date**	**Witness**

ACCEPTANCE BY THE LANDLORD

The Landlord hereby accepts this Rental Application for the Rented Premises as herein described.

Landlord's or Agent's Signature	**Date**

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RENTAL APPLICATION PRIVACY CONSENT FORM

(For one applicant and one co-tenancy applicant otherwise complete a separate application)

Definitions: *information –*

The word "**Information**" means credit information, personal information, and information about the services you use that are provided by the Landlord as listed in this Rental Application and information relating to your tenancy at the Rented Premises applied for in this Rental Application including information regarding the duration of your tenancy, monthly rent, emergency contacts and any matters relating to your lease/tenancy agreement, including misrepresentations relating to, defaults under and/or breaches of your lease/tenancy agreement or any other matter experienced by the Landlord.

"**Credit Information**" means information about you, including your name, age, date of birth, occupation, place of residence, previous places of residence, occupancy length, marital status, co-occupant's/spouse's/same-sex partner's name and age, number of dependants, particulars of education or professional qualifications, field of employment, places of employment, previous places of employment, employment durations, estimated income, paying habits, outstanding debt obligations, cost of living obligations, involvement in bankruptcy proceedings or landlord and tenant disputes, assets, and banking information (including account and credit card information). Credit Information also includes information gathered from references (provided by you to the Landlord) concerning your character, reputation, physical or personal characteristics or mode of living or about any other matter or experience concerning you that is relevant to your suitability as a tenant.

"**Personal Information**" means all identifying information about you from time to time, now and during the course of the lease term, and includes but may not be limited to your name, address, telephone (including mobile) numbers, and email addresses.

Collection, Use and Disclosure of Information:

In consideration for the Landlord accepting you as a tenant and entering into a lease/tenancy agreement with you, you expressly consent to and authorize the following:

1. The Landlord may obtain Information about you through a tenancy and/or credit report conducted by a *Credit Bureau* and as permitted or required by law. You expressly authorize *a Credit Bureau* to provide Credit Information about you to the Landlord.
2. The Landlord may use Information about you to determine your suitability as a tenant and as permitted or required by law.
3. The Landlord may disclose Credit Information about you to a *Credit Bureau,* as permitted or required by law, for inclusion within a database of rent-roll information and within a tenancy file on you, for purposes of:
    - tenant reporting and credit reporting in accordance with provincial credit and consumer reporting acts;
    - establishing a credit history and or rental history;
    - maintaining aggregate statistical data for purposes of tenancy and credit scoring; and
    - supporting the credit approval process in accordance with governing legislation.
4. You expressly authorize *a Credit Bureau* to retain positive Credit Information about you for the purposes outlined in section 3 above, for up to 20 (twenty) years. Negative Credit Information shall be maintained on record in accordance with provincial credit and consumer reporting acts.
5. You agree that all statements on this Rental Application are true and you expressly authorize references given to release information about you to the Landlord for verification subject to sections 1 to 5.
6. You consent to the disclosure by the Landlord of Personal Information to third parties (including, without limitation, telecommunication services providers), so that those third parties can provide you with information about their products and services that may be of interest to you.

Please provide your consent by checking the following box and signing in the appropriate space below:

☐ Yes, I have read and agree to the collection, use and disclosure of Information as outlined above.

☐ Yes, I have read and agree to the collection, use and disclosure of Information as outlined above.

_____X
Applicant's Signature

_____X
Co-Applicant's Signature

_____**X**
Print Name

_____X
Print Name

_____X
Date dd / mm / yyyy

_____X
Date dd / mm / yyyy

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	APPLICANT 1	APPLICANT 2
Present Landlord's Name and Telephone No.		
How long have you lived at your present address?		
What was your previous address		
Previous Landlord's Name		
Previous Landlord's Tel. No.		
How long at previous address		
Present Employer's Name		
Present Employer's Address		
Employer's Telephone No.		
Length of Present Employment		
Occupation		
Annual Income		
Previous Employer's Name		
Previous Employer's Telephone No.		
Length of Previous Employment		
Has an application been brought before the LTB against you?		
Have you ever been convicted of a criminal offence? If yes, state the crime and the Year.		
Other Income or Assets		

REFERENCES: (Two personal (other than relative) and one credit (other than aforementioned Bank)

	APPLICANT 1	APPLICANT 2
Name, Address & Telephone No.		
Name, Address & Telephone No.		
Name, Address & Telephone No.		

IN CASE OF EMERGENCY, CONTACT OR NEXT OF KIN:

	APPLICANT 1	APPLICANT 2
Name:		
Address & Telephone No.		
Relationship		

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GUARANTOR:

Present Landlord's Name & Telephone No.:		
How long living at current address?		
Present Employer's Name & Telephone No.:		
Length of present Employment?		
Occupation & Salary:		

M) PARKING

Lessor: _____ **Vehicle Owner**: **Telephone #**: **E-mail**: **License Plate No.***:	PARKING SPACE REQUIRED ☐ INDOOR ☐ OUTDOOR		PARKING SPACE NO.: # #
Make of Vehicle*:	**Model***:		**Colour***:
Initial Monthly Parking Space Rental:	**$**		**Year**: **Total parking space required**: **( )**

All fields are obligatory and must be provided.

On condition that the Vehicle Owner's rental application for premises in the building is accepted by the Lessor under said application, and that the Vehicle Owner signs the Property Owner's standard Parking Space Rental Agreement, the Vehicle Owner will have the right to a parking space as described above.

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RIDER TO RENTAL APPLICATION

JOINT AND SEVERAL LIABILITY

With respect to the Rental Application dated_____to which these presents are annexed ("Application"), the undersigned agree to be jointly and severally liable bound with each other towards the Landlord, throughout the term and any renewal thereof, for all the Applicants' obligations arising out of the Application and the lease to be executed consequent upon the Application, including but not limited to unpaid rent, property damage and cleaning and repair costs.

It is specifically understood and agreed that where the undersigned may each be paying a portion of the rent, this shall in no way serve to modify their joint and several obligations, nor prevent the Landlord from claiming the entire rent from any one or more of them, nor prevent the Landlord from seeking eviction of all of them in the event of any default by any one or more of them, be it monetary or non-monetary.

SIGNED THIS____DAY OF_____, 20___

_____X	_____X
Applicant's Signature	**Co-Applicant's Signature**
_____**X**	_____X
Print Name	**Print Name**
_____X	_____X
Date dd / mm / yyyy	**Date dd / mm / yyyy**

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RIDER TO RENTAL APPLICATION

GUARANTEE

With respect to the Rental Application dated_____to which these presents are annexed ("Application"), the undersigned guarantor_____("Guarantor") agrees to be jointly and severally liable with the Applicant for all of the Applicant's obligations arising out of the formal Residential Tenancy Agreement to be executed by the parties ("Lease"), and hereby agrees to execute the Agreement to Co-Sign that will be annexed as Schedule K to the Lease ("Guarantee").

Where there is more than one Applicant, it is understood and agreed that the Guarantor's obligations hereunder and under the Guarantee shall apply in respect of each and every Applicant.

In the event of a default by the Applicant, the Landlord will not be required to exhaust or to any degree exercise its rights and recourses as against the Applicant prior to enforcing the Guarantee.

Furthermore, the Applicant acknowledges that the Landlord would not have accepted the Application absent the Guarantor's undertaking to execute the Guarantee. Therefore, in the event that the Guarantor does not in fact execute the Guarantee, the Landlord will be entitled, in its own discretion, to terminate the Application, withhold execution of the Lease, deny occupancy of the Rented Premises to the Applicant, and retain any and all deposit monies in full (as liquidated damages and not as a penalty), the whole notwithstanding any provision of law to the contrary.

A copy of the Guarantee is available upon request.

All capitalized terms not defined in these presents shall have the meaning ascribed to them in the Application.

GUARANTOR

_____

Signature and name

Date: _____
dd / mm / yyyy

APPLICANT 1

_____

Signature and name

Date: _____
dd / mm / yyyy

APPLICANT 2

_____

Signature and name

Date: _____
dd / mm / yyyy

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FOR ALL APPLICANTS – TENANT INSURANCE REQUIREMENT

It will be a requirement of your lease that you subscribe to a tenant insurance policy to cover you, amongst other matters, for damage which you may cause to the building or to another tenant's unit (for example, smoke or water damage). Regardless of the approval of your rental application, you will not be permitted to move in to your unit without first showing proof that you have subscribed to such insurance. Without that proof, the landlord will also then have the right to cancel your application and retain your rental deposit.
There are many insurance products that can offer you affordable protection.

READ AND ACKNOWLEDGED THIS_____DAY OF_____, 20___

_____
Name of Applicant:

Name of Applicant:

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