

Whitehorse Condominium Corporation #2



63B – 100 Lewes Boulevard Whitehorse, YT Y1A 3W1

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RENTAL AGREEMENT **Whitehorse Condominium Corporation #2**

The Whitehorse Condominium Corporation #2 (WCC#2) Declaration 12(a) requires a Unit Owner to have their Tenant sign a written agreement and deliver this agreement to the Corporation at the commencement of a rental. A new agreement is required for each new rental.

Unit Owner

- 1) The Owner must present this agreement to the tenant(s) at the time of rental. All occupants of the unit are to fully understand and agree to the terms of this agreement.
- 2) The Unit owner is fully responsible for providing a copy of the WWC#2 Declaration, By-Laws, Rules and Regulations and Policies to the Tenant.
- 3) The Unit Owner and Tenant must sign and provide an original signed WCC#2 Rental Agreement to the Corporation in person or by mail.
- 4) If the Unit Owner is entering into separate rental agreements with more than one Tenant, a separate WCC#2 Rental Agreement is required for each Tenant.
- 5) In particular, the Unit Owner shall ensure that the Tenant(s) is familiar with noise; pet; garbage and parking rules, policies and practices for the complex.
- 6) Unit owners are not relieved from their obligations with respect to their rented Unit.
 - a. The Unit Owner is responsible for addressing and resolving all complaints regarding their tenant(s);
 - b. The Unit Owner is responsible for any costs incurred by the Corporation to repair damage to Common Elements caused by their tenant(s). (i.e. siding, fences, landscaping).
 - c. The Unit owner is responsible for all tenant requests regarding the owned Unit.

Tenant(s)

- 1) Units shall be occupied and used only as a single family residence. Rental units cannot be used for on-site commercial purposes.
- 2) Only one designated parking stall is allocated per Unit, (not per resident). Additional parking spaces may be available for rental by a tenant. Please contact the Manager regarding availability and cost.
- 3) The license number, make and colour of each vehicle belonging to occupant(s) of the unit must be registered at the Condo Office. Parking permit(s) will be provided when vehicles are registered.
- 4) Commercial vehicles, recreational vehicles, campers, boats and trailers cannot be parked or stored in parking lots or common areas of the complex.
- 5) If the landlord allows pets, tenants must abide by Condo Rules and with current City of Whitehorse bylaws regarding pet numbers and noise. Special permits for additional dogs are not allowed in the Condominium. Pets cannot run at large in common elements. Pet waste must be removed promptly from common areas, and cleaned up regularly from fenced yards.

Signatures

Tenant:

I _____, covenant and agree that I, the members of my household and my guests from time to time, will, in using the Unit rented by me and the common elements, comply with the Condominium Act, the Declaration, By-laws, rules and regulations and policies during the term of my tenancy.

The Unit Owner has delivered a copy of the Declaration, By-Laws, Rules and Regulations and Policies for WWC#2 to me. I do hereby declare that I understand and agree to abide by these documents.

Date: _____

Owner(s)

I, as the Owner of Unit #_____, 100 Lewes Blvd. Whitehorse , Yukon, hereby understand and agree to the conditions and information in this Agreement. I also understand and agree that I remain responsible for addressing and resolving all issues and complaints from residents or received by the Manager or the Board regarding my tenants during the term of their tenancy.

Name: _____

Date: _____

Tenant Contact information:

Name

Home Phone: _____ Work

Phone: _____

Email address: _____

Owner Contact Information:

Name: _____

Address: _____

Phone # _____ email address:

Each original signed WWC#2 Rental Agreement can be delivered to the Condominium Office at

#62-B – 100 Lewes Blvd., Whitehorse, Yukon, Y1A 3W1.