

# Anvil Storage Penticton

360 Waterloo Ave

Penticton, B.C.

V2A-7N3

250-488-6489

[anvilstoragepenticton@shaw.ca](mailto:anvilstoragepenticton@shaw.ca)

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Name of Tenant \_\_\_\_\_ Unit # \_\_\_\_\_

Address \_\_\_\_\_ D.L.# \_\_\_\_\_

City \_\_\_\_\_ Postal Code \_\_\_\_\_

Email \_\_\_\_\_ Phone # \_\_\_\_\_

Card # \_\_\_\_\_ Exp. \_\_\_\_\_ CPV \_\_\_\_\_

## RENTAL CONTRACT

**Rental Rate:** The tenant hereby agrees to rent from the landlord, Anvil Storage Penticton, the premises know as Unit # \_\_\_\_\_ at 360 Waterloo Ave, Penticton B.C. (hereafter called "the Premises") commencing on the \_\_\_\_\_ of \_\_\_\_\_, \_\_\_\_\_ on a monthly basis, at a rent of \$ \_\_\_\_\_ plus GST in the amount of \_\_\_\_\_ for a monthly total of \$ \_\_\_\_\_.

***Payments are payable in advance for the first of each month prorated. A \$25.00 surcharge will be applied to late payments.***

**Storage Limits:** The unit shall be used only for unheated storage. The tenant shall not introduce any heating device into the unit. The tenant shall not use or permit the unit to be used for storage of flammable substances, fertilizers, explosives, animals, or any other hazardous materials or substances or other articles which may constitute a nuisance, hazard or danger to the landlord, the premises, and/or other tenants.

**Tenant Risks:** The tenant assumes all risk in relation to the loss or damage to the contents or personal property of the tenant in the unit from any cause whatsoever. The tenant, and the tenant on behalf of the insurer, shall waive any rights of subrogation to any claim that the tenant may make to that insurer or against the Landlord for any liability relating to the loss of, or damage to, such contents or personal property. The tenant hereby agrees to indemnify the Landlord and to hold and save the Landlord harmless from any loss, damage, expense, or claim arising from the tenant's acts or omissions, and the Landlord shall not be liable to the tenant for any loss or damage that may result from, or through the act or omission of other tenants or any other person.

Initial \_\_\_\_\_

**Security Deposit:** Upon signing the lease, the tenant shall pay a security, cleaning, and damage deposit in the amount of \$ \_\_\_\_\_. This deposit shall be returned to the tenant within fifteen (15) days after the unit is vacated, provided the Landlord is satisfied that the unit is left in an undamaged and clean condition and that thirty (30) days advance notice of vacating is given. The Landlord may retain any amount necessary for compensation for arrears of rent, cleaning and/or damage costs or loss of entrance fob.

**Padlock and Key:** A Disc Padlock shall be provided with each unit and remains the property of the Landlord. Each tenant shall receive one (1) key to padlock. Loss of this key will incur a replacement fee of \$10.

Initial \_\_\_\_\_

**Arrears of Rent:** If the rent is in arrears for at least ten (10) days, or if the unit is not vacated upon termination of this contract, the Landlord may deem the unit abandoned along with the contents, therefore and upon ten (10) days notice in writing to the tenant at the above address, or last known email address, the Landlord may retake possession of the unit and sell the contents thereof to satisfy all monies due to the Landlord for arrears in rent, cleaning and/or damage charges and all other associated costs.

Initial \_\_\_\_\_

**Replacement Entrance Fobs:** Replacement entrance fobs are available at the cost of \$35.00

Initial \_\_\_\_\_

**Entry of Unit by Landlord:** The Landlord reserves the right to enter the unit without notice, for the purpose of inspection whenever the Landlord deems that repairs are necessary, any hazardous condition exists, or for any other breach of this agreement.

**Vacating the Unit:** When the tenant wishes to vacate the unit and terminate the contract, he/she shall notify the Landlord thirty (30) days in advance. He/she shall further notify the Landlord when all contents have been removed from the unit. The tenant shall be liable for rent until all conditions for vacating are fulfilled.

**Please note: We require one month minimum rental.**

**Failure to follow rules on entering and exiting facility that result in unnecessary false alarms will result in a \$25 charge to tenant.**

**Access is automatically and immediately denied if payment is declined!**

Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

Rent \_\_\_\_\_ Security Deposit \_\_\_\_\_ GST \_\_\_\_\_

Total Due \_\_\_\_\_ Amount Paid \_\_\_\_\_

Balance Due \_\_\_\_\_ Next Payment Date \_\_\_\_\_

Additional Contact Name \_\_\_\_\_ Phone # \_\_\_\_\_