

Skills Practice 5: Reading a Lease

A lease is a legal document. There are terms frequently used in the wording of a lease that you should become familiar with.

Lessor: The person or company that owns the rental unit. This is also called the landlord.

Lessee: The person paying for renting the unit. This is also called the tenant.

Parties: The people involved in the rental agreement, that is, the lessor(s) and the lessee(s).

Fixed Term: A set length of time, usually 1 year, for which the lease is in effect.

Rental agreements indicate the terms and conditions for both parties. All parties must agree to the terms and conditions. It is important to read and understand all parts of a lease before signing it.

Sometimes, you will need to translate what you read into English that you understand.

Example

In consideration of the mutual benefits and promises herein, the parties agree that the lessee will rent from the lessor the residential premises located at 427 Main Street, Unit 217.

Translation

I agree to rent 427 Main Street, apartment 217.

Read the statements below. Translate each one into everyday English.

1. A security deposit in the amount of \$100 has been or is to be paid by the lessee to the lessor. (Not to exceed 1 week's rent under weekly agreement; otherwise, 1 month's rent.)

Go to pages 45–50 to write definitions for **lessor**, **lessee**, **parties**, and **fixed term** in your own words.

2. The lessee and any person admitted to the premises by the lessee shall conduct themselves in such a manner as not to interfere with the possession, occupancy, or quiet enjoyment of other lessees.

3. The lessee shall be responsible for the ordinary cleanliness of the interior of the premises and for the repair of damage caused by any wilful or negligent act of the lessee or of any person whom the lessee permits, but not for damage caused by normal wear and tear.

4. When a lessee fails to pay rent in accordance with the rental agreement, the lessor may, on any day following the day the rent was due, serve the lessee with a notice of termination to be effective not earlier than 20 days after the date it is served.

5. A lessee may, within 10 days of being served with a notice of termination, deliver to the lessor all the rent due as of the date, whereupon the notice shall be void.

For examples of full rental agreements, go to **www.mcgrawhill.ca/books/workplace12** and follow the links to rental agreements.

