

Name: _____ Date: _____

Reading a Lease

These questions provide extra practice for the Skills Practice on pages 112–113.

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.

Several statements of a lease for a basement apartment are shown below. Translate each one into everyday English.

1. A rental agreement between the parties M. Sanchez (lessor) and Chantal Student (lessee) for the dwelling at 142-B Main Circle, Capital, Ontario.

2. Commencing May 8, 20__, the lessee agrees to pay the sum of \$950 per month in advance of the first day of each calendar month. In addition, the lessee shall provide a deposit equal to the sum of \$100.



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(continued)

- 3.** The lessee shall not make any alterations to the premises, including but not limited to installing aerials or lighting fixtures, painting, installing dishwashers, washing machines, dryers or other items without first obtaining written permission from the lessor.

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

- 5.** 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.

