



**PARKING ADDENDUM**

This Indenture made in duplicate on (day/month/year) \_\_\_\_\_.

Between, UNIVERSITY OF TORONTO, Hereinafter called the Landlord. -And-

\_\_\_\_\_ Hereinafter called the Tenant (please print)

Address: \_\_\_\_\_ City: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Phone: \_\_\_\_\_ email: \_\_\_\_\_

Resident

Commercial

Term

Ongoing

*Please check where appropriate*

In Consideration of the mutual covenants hereinafter reserved and contained the Parties hereto agree as follows:

- The tenant will lease from the Landlord parking space # \_\_\_\_\_
- Starting on \_\_\_\_\_ and expiring on \_\_\_\_\_ at a monthly parking rent of \$ \_\_\_\_\_, due and payable at the first day of each and every month during the term hereby created.
- Pro-rate from: \_\_\_\_\_ to \_\_\_\_\_ = \$ \_\_\_\_\_
- Outsider Parker fob # \_\_\_\_\_ = **\$ 20 (deposit) required only for outside parkers.**
- It is understood the fob that activates the parking garage door will be deactivated and parking will be terminated permanently should payment be in excess of 10 days late.
- It is understood and agreed that the Landlord and the Landlord's servants and agents shall not be responsible for any damage which may occur to the Tenant's automobile(s) or its contents by any means whatsoever including damage or loss by fire, theft, negligence, malicious damage or damage caused by malfunction of garage door.
- It is understood and agreed that the Landlord and their servants and agents shall reserve the right to relocate any parker at any time should it be deemed necessary by the Landlord.
- The Tenant further agrees to affix an identification sticker in a position designated by the Landlord on any automobile(s) parked pursuant to this Agreement, such identification to be supplied by the Landlord.
- The Tenant must provide a valid driver's license, vehicle ownership and valid insurance documents in order to receive a parking space. For residential tenants, the vehicle ownership must be in the name of one of the Tenants on the lease in order to qualify for the Tenant parking rate. Otherwise, Tenants will pay the Outside Parking rental fee.
- The Tenant hereby agrees to accept any parking space designated by the Landlord and further covenants to use same for the purpose of automobile parking only.
- It is understood that term Tenants should they wish to extend their parking, it is fully the responsibility of the tenant to come to the office during regular office hours to make the necessary arrangements. Furthermore it is understood that it is not acceptable to simply continue to pay for the spot, as arrangements must be made with the office in these cases.
- The Tenant covenants that he will not repair, wash or polish any automobile in the garage or space allotted or in any other area on the premises of Charles Street Student Family Housing.
- The tenant covenants not to obstruct driveways, entrances or exits on or about the leased premises.
- It is understood and agreed that the Landlord may, from time to time, direct the Tenant to use another parking space, and in this event, the Tenant covenants and agrees to transfer to and use such space immediately upon being requested by the Landlord to do so.
- The allocated parking space cannot be used by other cars.
- All terms and conditions in the above noted existing Tenancy Agreement will form part of this Agreement.

**CANCELLATION POLICY**

**SHOULD THE TENANT WISH TO CANCEL THEIR PARKING, THE FIRST AVAILABLE DATE FOR CANCELLATION WILL BE THE LAST DAY OF THE FOLLOWING MONTH, THE CURRENT MONTH BEING THE MONTH IN WHICH THE CANCELLATION REQUEST IS BEING MADE.**

**(Example: If a cancellation request is made on March 12<sup>th</sup>, the first available cancellation date would be for April 30<sup>th</sup>.)**

**IN WITNESS WHEREOF the said parties hereto have hereunto set their hands and SIGNED, SEALED AND DELIVERED.**

In the presence of the Landlord/Agent of the Landlord: \_\_\_\_\_

Tenant: \_\_\_\_\_ Dated on (day/month/year): \_\_\_\_\_

(Acknowledge receipt of a duplicate COPY of the aforesaid Parking Addendum.) \_\_\_\_\_

**CHARLES STREET STUDENT FAMILY HOUSING**  
Residence Office  
35 Charles Street West Suite 102  
Toronto ON M4Y 1R6

Last updated January 2016