

Our Housemate Agreement

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We have entered a tenancy agreement with respect to (address)

We agree that this document represents a binding agreement among us with respect to our tenancy from (start) _____ 20__ to (end of term) _____ 20__.

We further agree that, if the provisions of this document conflict with our rights and obligations under the tenancy agreement and/or the Residential Tenancies Act of Ontario, the provisions of the tenancy agreement and/or the Residential Tenancies Act shall prevail.

We agree that our obligation to pay rent for the premises will be apportioned as follows:

We agree that our obligation to pay other costs associated with our tenancy will be apportioned as follows (specify any limitations if the unit is occupied by fewer than the full complement of tenants eg: housemate goes on exchange, one housemate spends nonacademic year in Kingston)

UTILITES KINGSTON: _____

TELEVISION: _____

INTERNET: _____

ADDITIONAL (specify): _____

We agree that we shall use the rooms in the premise as follows:

We agree that all housemates will adhere to the conditions agreed upon, in an effort to provide a good living environment for all.

1. Household cleaning duties shall be:

- A. allocated by a work-wheel.
- B. agreed upon by a weekly/monthly schedule.
- C. permanently assigned.
- D. dishes are the responsibility of the individual user but cannot be left dirty more than 24 hours.
- E. _____

2. The level of tidiness of common areas will be:

- A. personal stuff gets picked up daily plus dusted and vacuumed/mopped weekly
- B. food and beverages get picked up right away but the rest can wait until cleaning day
- C. clean when we agree it needs it but spills get dealt with immediately
- D. everything *but* dirty laundry is tolerated.
- E. _____

3. The playing of stereos, musical instruments, T.V. or yelling:

- A. will not be allowed after _____ or before _____ to allow for rest and studying.
- B. is unrestricted by time, but at agreed upon volume levels.
- C. is unrestricted, with a friendly signal for quiet.
- D. _____

4. The buying & consumption of food shall be dealt with such that:

- A. eat whatever you find in the cupboards or fridge regardless of who paid for it.
- B. all goods are purchased during group excursions and the cost and use is shared.
- C. all food is purchased, labelled, stored and consumed separately.
- D. specific items are agreed upon to be common (i.e. milk, butter, toilet paper, cleaning supplies etc.) and paid for by a house fund, the rest is personal.
- E. _____

5. Guests (partners, friends & study groups) will follow guidelines such that:

- A. their messes, utilities and meals are the responsibility of their host.
- B. their activities adhere to the house constitution.
- C. their visits, especially large groups are given consent by a house majority beforehand.
- D. the more, the merrier!
- E. _____

6. Smoking of any substance is:

- A. not allowed inside under any circumstances, including guests.
- B. permitted in bedrooms BUT NOT IN BED.
- C. allowed anywhere but not during mealtimes and provided the smoker empties his/her own ashtrays.
- D. the individual choice of housemates and guests.
- E. _____

7. When it comes to personal belongings (clothes, stereos, etc.):

- A. they will be regarded as personal, not household, property and are not up for borrowing.
- B. borrowing will be dealt with on a case by case basis.
- C. they are now part of the general household belongings and require no permission.
- D. _____

8. The substitution of one housemate for another will be: (Note: all substitutions must be approved by the landlord)

- A entirely the responsibility and cost of the departing housemate.
- B advertised at the cost of the departing housemate but chosen by the remaining housemates with no reasonable sublet or assignment refused
- C there will be no substitutions regardless of the circumstances. We worked hard selecting compatible housemate and we aren't prepared to live with a stranger
- D welcomed for a probationary month to ensure they "fit" in the house
- E _____

9. Household rules:

- A. will be modified during the year with the agreement of all of the housemates.
- B. will not be modified during the year.

We agree that each housemate is responsible for his/her own portion of the rent and other expenses, pursuant to paragraphs #1 and #2, above, until the tenancy agreement terminates. We further agree that, should any housemate prematurely vacate for any reason, he or she is required to provide payment directly to the remaining housemates for rent and other such expenses until a suitable subtenant is found, pursuant to item #8 above or until the tenancy agreement terminates.

Dated this _____ day of _____, 20____.

We acknowledge that we have read this document and agreed to the terms and conditions it contains. We further acknowledge that we have each receive a copy of this document, as well as a copy of any written tenancy agreement.

1	witness
2	witness
3	witness
4	witness
5	witness
6	witness

The original of this agreement shall be kept with the original lease; each housemate will get a photocopy of this dated, signed agreement, as well as any amendments made during the tenancy.