

Residential Lease Addendum

Clarified Decisions & Post-Tenancy Effects
Sovereign Prime Format — Ontario (Residential Tenancies Act, 2006)

This Addendum forms part of and is incorporated into the Residential Lease Agreement made pursuant to the Ontario Residential Tenancies Act, 2006 (the “RTA”), dated [Original Lease Date], between [Lessor Name(s)] (“Lessor”) and [Tenant Name(s)] (“Tenant”), for the premises municipally known as [Property Address].

1. Added Aspects of the Agreement

The parties agree that the following provisions are newly added by this Addendum and were not part of the original lease agreement:

- Clarification of responsibilities and limitations following vacancy and return of possession
- Treatment of equipment, fixtures, and personal property after move-out
- Clarification of assessment standards for damages and repairs

These additions take effect as of [Effective Date] and shall survive tenancy termination where permitted under the Residential Tenancies Act, 2006.

3. Matters Beyond the Lessor’s Control (Post-Move-Out)

Limitations Beyond Lessor’s Control

Following vacancy and return of possession, and subject always to the Residential Tenancies Act, 2006, the Lessor shall not be responsible for conditions arising from:

- Actions or omissions of third parties
- Utility interruptions, service provider delays, or service disconnections
- Municipal, condominium, or building authority actions or requirements
- Environmental or structural conditions not caused by the Lessor
- Normal deterioration or conditions disclosed or observable at move-out

Responsibility transfers upon surrender of keys, access devices, and vacant possession of the rental unit, as recognized under the Residential Tenancies Act, 2006.

Survival of Terms

The provisions of this Addendum shall survive termination or expiration of the tenancy to the extent necessary to give them effect and as permitted by law.