RESIDENTIAL TENANCY AGREEMENT

Fixed-Term Tenancy · Province of Alberta

Agreement No. DT-2025-0417

This Agreement is made on **August 15, 2025** between the Landlord and the Tenant named below for the residential premises described below, under the *Residential Tenancies Act* (Alberta).

Landlord	Drop Tine Properties Ltd.
Landlord's agent / property manager	Quan Yuan, Property Manager
Landlord contact	Phone: 587-000-0000 · Email: demotest@droptine.example
Tenant(s)	Ballerina Cappucina
Tenant contact	Phone: 780-555-0199 · Email: ballerina.cappucina@mail.example
Rental premises	Unit 204, 123 Sample Street, Grande Prairie, Alberta TXX 0ZZ
Parking	One assigned stall, #17 (included)

1. Term of Tenancy

This is a **fixed-term tenancy** beginning on **September 1, 2025** and ending on **August 31, 2026**.

A fixed-term tenancy ends on the date stated above. No notice is required by either party to end the tenancy on that date. If the Landlord and Tenant agree to continue the tenancy after the end date without signing a new fixed-term agreement, the tenancy will continue as a month-to-month periodic tenancy on the same terms.

2. Rent

Rent is **$1,450.00 per month**, payable in advance on the **first (1st) day of each month**.

Rent is payable by electronic transfer to demotest@droptine.example or by post-dated cheques delivered to the property manager.

A late payment fee of $25.00 applies to rent received after the 3rd day of the month.

3. Security Deposit

The Tenant has paid a security deposit of **$1,450.00**. The Landlord will hold the deposit in a trust account and pay interest as required by the *Residential Tenancies Act*.

Within 10 days after the Tenant gives up possession, the Landlord will return the deposit with interest, or provide a statement of account setting out deductions for unpaid rent or damage beyond normal wear and tear.

4. Inspection Reports

A move-in inspection was completed on September 1, 2025 and signed by both parties. A move-out inspection will be completed within one week before or after the Tenant gives up possession.

5. Utilities and Services

Included in rent: water, sewer, garbage, heat. Paid by the Tenant: electricity, internet, tenant insurance.

6. Use and Occupancy

The premises may be occupied only by the Tenant named above. No subletting or assignment without the Landlord's written consent, which will not be unreasonably withheld.

No smoking or vaping in the unit or on the balcony. One small pet permitted with written approval.

7. Tenant Insurance

The Tenant must maintain tenant's liability insurance of at least $1,000,000 for the length of the tenancy and provide proof on request.

8. Maintenance and Repairs

The Tenant will keep the premises reasonably clean and report needed repairs promptly to the property manager. The Landlord will maintain the premises in compliance with the Minimum Housing and Health Standards.

9. Entry by Landlord

The Landlord may enter the premises with at least 24 hours' written notice for inspection, repairs or showing, between 8:00 a.m. and 8:00 p.m., except on a day of religious observance of the Tenant. No notice is required in an emergency.

10. Notices

Notices from the Tenant to the Landlord may be given in writing to the Landlord's property manager. Notices from the Landlord to the Tenant may be given in person or delivered to the rental premises.

11. Rules

The Tenant agrees to follow the building rules provided at move-in. Quiet hours are 10:00 p.m. to 7:00 a.m.

12. Entire Agreement

This Agreement, the move-in inspection report and the building rules form the entire agreement between the parties. Any change must be in writing and signed by both parties.

SIGNATURES

Landlord (by its agent)	**Tenant**
Quan Yuan	*Ballerina Cappucina*
Quan Yuan, for Drop Tine Properties Ltd.	Ballerina Cappucina
Date: August 15, 2025	Date: August 15, 2025

FICTIONAL SAMPLE DOCUMENT created for the Fine Print hackathon demo. All names, companies, addresses, phone numbers and emails are invented. Not a legal form.