

# ArriVa Commercial Condominium

The *Condominium Property Act* of Alberta requires that Owners who wish to rent or lease out their Unit notify the Condominium corporation within 20 days of the commencement of the tenancy term of the Owners address for service, and the Tenant's information including the amount of rent to be charged for the unit.

In addition, the Owner shall furnish to the Corporation an undertaking in a form satisfactory to the Corporation, signed by the proposed lessee or occupant, that the proposed lessee or occupant of the Unit will comply with the provisions of the Act and of the By-Laws of the Corporation. Completion of this document will suffice as an undertaking.

I \_\_\_\_\_, covenant and agree that I, all occupants, employees, invitees, licensees, guests, clients or visitors from time to time will, in using the Unit rented by me, or any privacy areas related to the Unit and all common property, comply with the Condominium Property Act and Regulations, the By-Laws, and all rules and regulations of the Condominium Corporation during the term of my tenancy.

DATED this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_.

\_\_\_\_\_  
Name of Occupant/Tenant (Please Print)

\_\_\_\_\_  
Name of Owner (Please Print)

\_\_\_\_\_  
Signature (if signature is on behalf of a corporation please indicate office held and apply corporate seal)

\_\_\_\_\_  
Signature (if signature is on behalf of a corporation, please indicate office held and apply corporate seal)

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The Owner shall be jointly and severally liable with the lessee or occupant with respect to such obligations. The Corporation is authorized to:

- Impose and collect security deposits from the Owner under Section 53 of the Act
- Give notice to a tenant to give up possession of a Unit under Section 54 of the Act
- Make applications to the court for an order requiring a tenant to give up possession under Section 55 and Section 56 of the Act
- The Corporation may give notice to the tenant to pay the rent directly to the Corporation when the Owner is in default of payment of assessments (Condo Fees) under Section 39 of the Act.