



ZERO TOLERANCE RENT **ARREARS POLICY**

We understand that over the duration of your tenancy you may have a slight hiccup in your rent payment due to an unexpected circumstance, however we always keep our tenants advised of our policy when it comes to paying your rent. Consistently late payments will not be tolerated & we expect your rent to be made top priority. Below is a time line on what will happen should you fall behind in your rent:

5 Days in arrears: You will be contacted by phone, text, & email advising you that we have not received your rent & reminding you to pay immediately. This will not affect your payment record with our office or your ability to obtain a good reference **unless you are continuously a few days late.**

8 Days in arrears: A notice to Remedy Breach (RTA Form 11) will be issued. This is a formal notification that you are breaching your tenancy obligations. This form will be issued regardless of your circumstance or excuse as our agency has professional obligations to the owner & their insurance company. This form will also state that you have 7 days to pay from when the date of issued (not when received).

If you receive a form 11 – Notice to remedy breach, this will be recorded on your permanent record wit out office & we are obligated to advise other Agents/ owners of this should you apply for another rental property in the future.

18 Days in Arrears: A Notice to Leave (RTA form 12) will be issued giving you 7 days to vacate the property. Your rental record will be permanently marked & this information will be passed onto future references.

Even though we are asking you to leave the property due to rent arrears – you are still in breach of your fixed term tenancy, & will be liable for all outstanding rent in addition to rent up until a new tenant is secured for the property & other expenses of re-letting the property – Break lease procedure.

26 Days in arrear: If you fail to vacate the property by this date – we will proceed to apply for a warranty of vacant possession which will be passed to the police to enforce the removal of you & your belongings from the property. **An application will also be made to ledge you as a defaulting tenant on the TICA database which will be available against your name for up to seven years.**

Tenant 1:..... Date:

Tenant 2:..... Date:

Tenant 3:..... Date:

Tenant 4:..... Date:

Agent :..... Date:

MASTERS REALTY SUNNYBANK