

RENTAL AGREEMENT

Organization/Tenant's Name: _____

Address: _____ City: _____

Postal Code: _____ Email: _____

Phone Number: _____ Preferred form of contact: Email Phone Other

Type of Rental: One Time Recurring Other _____

Start Date & Time: _____ End Date & Time: _____

Is there anything else we need to know about your rental?

Upstairs Rental Space:

Private Training Room Grooming Room Entire Upstairs Floor

**all room rentals include access to the human washroom. NO access to dog potty area, must go to street.*

Main Floor Rental Space

Group Training Space w/o agility equipment
 Group Training Space w/agility equipment
 Entire Main Floor - Banquet/Private Party (incl. kitchen)

**all main floor rentals include human washrooms and access to outdoor dog potty area*

Expected number of human attendants: _____ Expected number of dog attendants: _____

Payment Method: E-transfer to hello@canineaddiction.ca. A 50% deposit is required at the time of booking. Remaining rental amount is due one business day before the event start date.

Deposit Due By: _____ 50% deposit = \$_____ plus GST. Deposit Received

Rental Fees (without GST)

Rental Space	Hourly Rate	Half Day (4 hrs)	Full Day (8 hrs)
Upstairs Private Training Room	\$15	\$55	\$110
Upstairs Grooming Room	\$15	\$55	\$110
Entire Upstairs Floor	\$25	\$90	\$150
Main Floor Group Training Space w/o agility equipment	\$50	\$180	\$360
Main Floor Group Training Space w/ agility equipment	\$60	\$220	\$440
Entire Main Floor - Private Party (incl. kitchen)	\$85	\$340*	\$500*

*A \$500 refundable damage deposit is required for all private parties and will be returned after a final walk through after the completion of the event by a Canine Addiction representative.

Thank you for choosing Canine Addiction!

Tenant Initial

RENTAL AGREEMENT

General Rules and Guidelines for Rentals at Canine Addiction

FORCE FREE FACILITY: Any tenant using the facility at Canine Addiction must agree to use humane training methods that would reflect positive reinforcement training procedures. No shock, prong, or choke collars are allowed on site at any time. If a tenant is deemed to be in violation of inhumane acts towards any animal while on the premises, they will be asked to leave immediately and no refund will be given.

GENERAL CLEAN UP: The rental space must be left clean and secured. A \$100 cleaning fee will be applied or taken from the damage deposit if additional cleaning is required by staff. The tenant will clean up any dog urine and feces inside the building immediately with the appropriate cleaners and dispose of fecal matter into the outdoor garbage. The tenant will vacuum and/or mop after their rental and leave the space clean for the next occupant.

EQUIPMENT & DAMAGES: Any equipment handled by the tenant or the tenants participants, shall be handled with care and respect. Equipment must be returned to its original designation after use; in a safe and careful manner. Any equipment damage must be reported immediately to the facilities Manager. Damages to any equipment or property of Canine Addiction will be the sole responsibility of the tenant.

SECURITY: Each tenant is expected to do a full walk around to ensure all lights are turned off and exterior doors are locked including both grey exterior doors and both doors in the main mezzanine. If the rental area is deemed to be left unsecured (ie door not locked), the rental agreement may be terminated immediately and no refund will be given.

MODIFICATION OF AGREEMENT: Any amendment or modification of this Agreement or additional obligation assumed by either Party in connection with this Agreement will only be binding if evidence in writing signed by each Party or an authorized representative of each Party.

GOVERNING LAW: It is the intention of the Parties to this Agreement that this Agreement be construed in accordance with and governed by the laws of the Province of Alberta.

WAIVER & INDEMNITY CLAUSE: As a tenant, the tenant recognizes and acknowledges that there are certain inherent risks of canine-related activities, and the tenant agrees to indemnify and hold harmless Canine Addiction of any and all physical injury to the tenant, the tenants clients and to any and all pets. The tenant's clients assume the full risk and responsibilities of any injuries, damages or loss which may be sustained as a result of participating in canine activities with the tenants organization.

DEPOSIT POLICY: The tenant will be responsible to pay a 50% deposit upon the signing of this agreement. The remaining rental amount is due one business day before the event start date. A \$500 damage deposit is required for all main floor rentals that include the kitchen or agility equipment.

CANCELLATION POLICY: The Client will be able to cancel their rental up until 10 business days in advance with no charge. Between 5 and 2 days, a \$25 administrative fee will be charged on any cancellation. If Canine Addiction receives less than 2 business days notice, the tenant will forfeit their deposit. Canine Addiction may terminate this agreement with the client at any time, without notice or payment in lieu of notice, for any reason. In this scenario, the client would receive a full refund.

TERMINATION POLICY: Both Canine Addiction and the tenant agree to give one months notice for termination of rental agreement in writing via formal letter or email.

Tenant Initial



RENTAL AGREEMENT

I, _____ of _____
(tenant name) (business if applicable)

accept the terms and instruction expressed in this document and by signing this document, agree that as a subscriber of it, may be held responsible for the actions of others attending my event at Canine Addiction.

KEY HOLDERS: I, _____, confirm I was provided ___ key(s) to access Canine Addiction.
(tenant name)

The tenant agrees to notify Canine Addiction immediately if the keys to the building become lost and/or stolen. The tenant agrees to cover the cost of replacing the keys and may be charged up to and including lock Replacement at the discretion of Canine Addiction.

IN WITNESS WHEREOF the Parties have duly agreed to the Rental Agreement with their signatures on this ___ day of _____ month _____ year.

Manager/Supervisor/Administrator

Job Title

Date

Tenant Signature

Print Name

Date

Rental Agreement Clause