



**BRITISH COLUMBIA
RENTSMART**



Roommate Agreement Template
Tenants In Common

Roommate Agreement

Tenants in Common (sole tenancy)

In a tenants in common situation (multiple tenancy agreements in one unit), all tenants have their *own* tenancy agreement with the Landlord. **All tenants are individually liable for rent and/or damages.**

Remember that this agreement is not legally binding. This roommate agreement is designed to assist those living together to understand and agree upon their rights, responsibilities and relationship. It is recommended that any changes during your tenancy be updated in writing in this agreement and initialed by each roommate.

This agreement *does not* replace your Residential Tenancy Agreement (Standard Form of Lease) or the rules outline in the *Residential Tenancy Act (RTA)*. Tenants and roommates will not do anything that contravenes either of these documents.

Address of Rental Property: _____ Date: _____

Name of Landlord(s): _____

Names of roommates on the Residential Tenancy Agreement:

1.	2.
3.	4.

Rent

Each individual tenant is responsible to pay their rent directly to the landlord each month, as agreed upon in their Residential Tenancy Agreement. As each tenant has their own individual Residential Tenancy Agreement, if one roommate does not pay their portion of their rent, it will not affect the other tenants or their tenancy.

Security Deposit

In a tenant in common situation, all roommates pay their own security deposit to the landlord.

If one roommate leaves early, they must provide written notice to the landlord and it is the landlord's responsible to repay the exiting tenant's security deposit. Remaining Roommates are not obligated to return the security deposit if the landlord(s) fail to return it.

Damage

In a sole tenancy, each roommate is liable for their own damages and those of their guests.

Each individual roommate is responsible for the repairs or covering the cost for any damages caused by themselves or their guests.

We agree that if a source of the damage cannot be determined:

The damages will be split equally between roommates

OR

We will speak with the landlord to agree upon a course of action

If one roommate fails to pay their share of the utilities, the other roommates may, *but are not obligated to*, pay that person's share and may recover such payment(s) as damages for breach of this contract. The roommate who didn't pay will reimburse the other roommates within 10 days.

Failure to pay utilities can lead to eviction by the landlord.

Copies of the utility bills will be available for roommates and kept in a safe place.

Utilities

Each roommate is responsible to pay their separate utility bills directly to their landlord each month.

Utility	Roommate's Name	Amount (per month?)
	1.	
	2.	
	3.	
	4.	
	1.	
	2.	
	3.	
	4.	

Payments for other shared services are outlined below (e.g. Internet or cable):

House Rules

Area or use of property	House rules
Yard Use and Maintenance	
Cleaning Chores (Cleaning shared spaces)	
General Storage	
Fridge/Freezer (Shared or Individual Content/Space)	
Guests (Overnight/Certain Hours Only)	
Noise	
Smoking (Yes/No, Inside/Outside, Cannabis or Tobacco)	
Alcohol	
Pets	
Quiet Hours	
Other	

Roommate agree to the following house rules and adhere to their Residential Tenancy Agreement:

Understanding our Roommate Agreement

We (add names of roommates) _____, _____,
_____, _____, hereby indicate that:

- ✓ We have read this agreement
- ✓ We understand its contents
- ✓ We agree to follow this agreement and understand that it is not legally binding, nor does it replace the *Residential Tenancy Act* or our Residential Tenancy Agreement.

The following roommates have signed this Roommate Agreement on:

the _____ (day) _____ (month) _____ (year).

Roommate 1: _____

Roommate 2: _____

Roommate 3: _____

Roommate 4: _____