

**PLAN SHOWING LOCATION OF CONCRETE FOUNDATION
OF DWELLING AS CONSTRUCTED ON LOT 8 EXCEPT
SOUTH 4 FEET NOW LANE BLOCK 11 DISTRICT LOT 638 GROUP 1
NEW WESTMINSTER DISTRICT PLAN 1717**

* 240 E. 37th Avenue
Vancouver, B.C.
Ref: L-1887-H.K. BANK

Scale: 1:200 All distances are in metres

E. 37th AVENUE

ZONING : RS-1

MINIMUM ZONING REQUIREMENTS

Front yard : 7.31m
W. side yard : 0.98m
E. side yard : 0.98m
Rear yard : 13.44m

FIELD MEASUREMENTS

Front yard : 7.90m ✓
W. side yard : 1.19m ✓
E. side yard : 1.20m ✓
Rear yard : 17.86m ✓

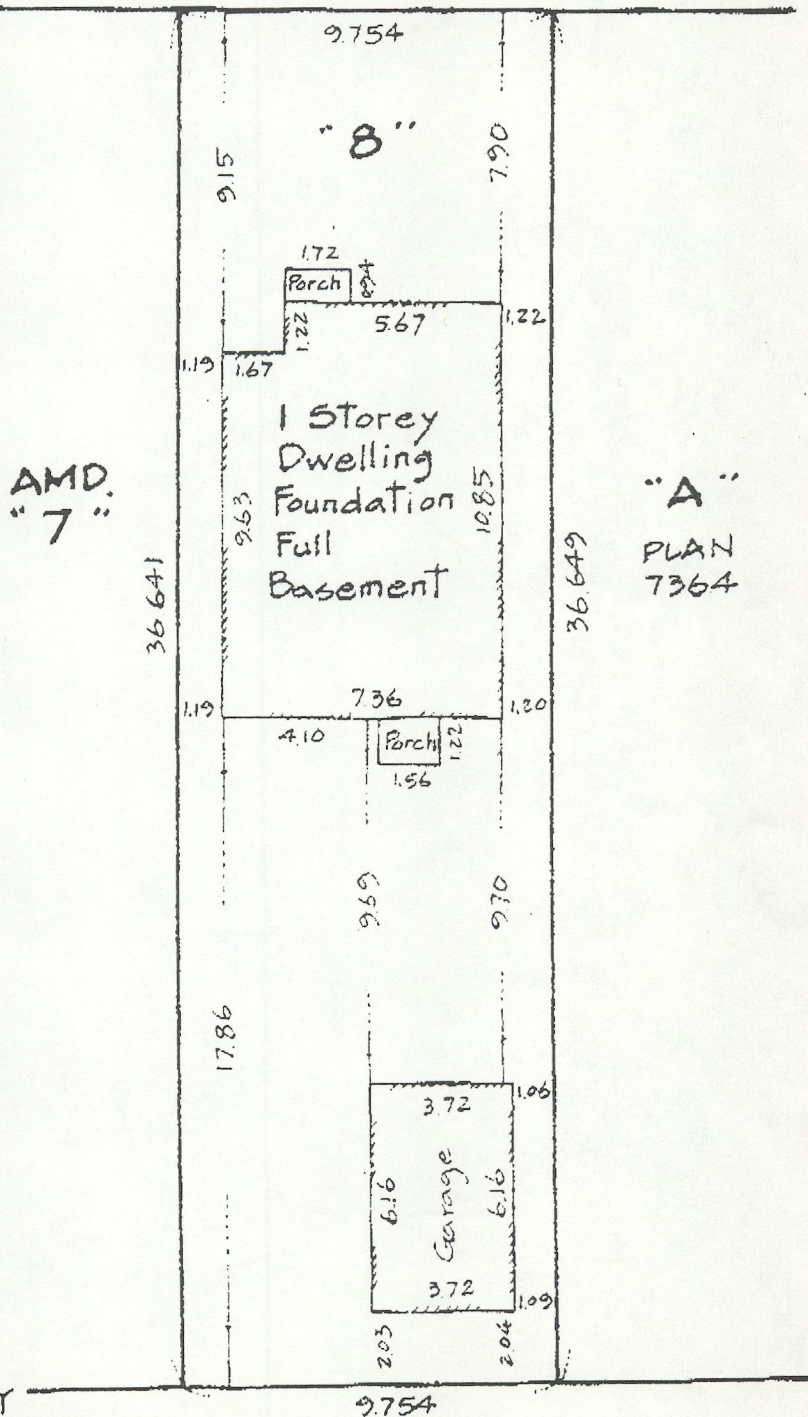
COMMENTS

Principal building
conforms to Zoning
& Development Bylaw
* 3575 As to setback

Note: Roof eaves overhang
of said dwelling of Lot 8
lies wholly within the
boundaries of said lot.

CERTIFIED CORRECT FOR
MORTGAGE PURPOSES ONLY

E. J. Wong
B.C.L.S.
September 15, 1987.



LANE

Ken K. Wong & Associates
Canada & B.C. Land Surveyors
5624 E. Hastings Street
Burnaby, B.C. V5B 1R4

M-15048 FB 28200 P 35

Residential Tenancy Agreement

THIS AGREEMENT made the 27th day of MARCH, 04.

BETWEEN:

ANNE MYNAHAN

PAT MYNAHAN

(hereafter referred to as "the Tenant(s)")

AND

ANNE MACDONALD

(hereafter referred to as "the Landlord")

(Address)

1. The rental premises are ☐ a single family dwelling, ☐ unit in a duplex, triplex or fourplex, or ☒ an apartment in an apartment building, located at _____

(Apt./Suite no.)

240 EAST 37TH AVE, VANCOUVER

(Street address)

2. The term of this agreement shall be as follows:

This shall be a ☐ week-to-week, ☒ month-to-month tenancy which shall begin on APRIL 1ST, 19 2004 (and in the case of a long-term tenancy end on

MARCH 30 / 05 (continue after that on a month to month basis)

3. The rent shall be \$ 1100.00 ☐ per week, ☒ per month, and shall be payable in advance on or before the 1ST day of each ☐ week ☒ month. The first ☐ week's ☐ month's rent shall be payable on APRIL 1 / 04.

4. The following person is authorized to act on behalf of the Landlord and is specifically authorized to accept notices of the Tenant's complaints and to accept any service of legal process or notice. (Complete if different from Landlord.)

MICHAEL MACDONALD

(Name)

(Address)

Initialled

5. There will be 2 person(s) occupying the rental premises and their names are:

ANNE MYNAHAN

PAT MYNAHAN

6. Except for casual guests, no other persons shall occupy the premises without written consent of the Landlord.

7. (a) Utilities will be paid by the parties as indicated below:

	Landlord	Tenant		Landlord	Tenant
Electricity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Garbage removal	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Oil <u>N/A</u>	<input type="checkbox"/>	<input type="checkbox"/>
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other(s) (specify):		
Telephone	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
Cable television	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>

(b) Appliances will be supplied and maintained in working order as indicated below:

	Landlord	Tenant		Landlord	Tenant
Stove	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Furnace	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hotwater heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Washer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other(s) (specify):		
Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher <u>N/A</u>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>

8. The Landlord acknowledges receipt from the Tenant of the sum of \$ 550.00 as a security deposit to secure the Tenant's performance of the obligations imposed by this agreement. The following terms shall apply to the deposit:

(a) The Landlord may claim only the amount reasonably necessary to repair damages to the premises caused by the misconduct of the Tenant, except deterioration caused by fair wear and tear, or to remedy any other default by the Tenant under the provisions of this agreement.

(b) If the Landlord claims any portion of the security deposit, he/she shall give to the Tenant a written accounting for the claim in the form prescribed by the applicable act dealing with Landlord and Tenant matters within 14 days of the Tenant's departure from the premises.

(c) The Landlord agrees to pay 3 % interest on the security deposit held by him/her.

[Signature] [Signature]
Initialled

9. The Landlord shall at all times maintain the premises and appliances provided by him/her in a condition that complies with RESIDENTIAL TENANCY ACT.

10. The Landlord shall give 1 days' notice of his/her intent to enter the Tenant's premises during reasonable hours, but such notice need not be given in the event of an emergency or if the Tenant consents to the Landlord's entry without such notice being given.

11. The Tenant agrees to mow and water the lawn and to keep the lawn, flower beds, and shrubbery in good order and condition, and to keep the sidewalk surrounding the premises free and clear of all obstructions; to take due precautions against freezing of water or waste pipes and stoppage of the same in and about the premises and that in case water or waste pipes become clogged by reason of the Tenant's neglect or recklessness, the Tenant shall repair the same at his/her own expense as well as pay for all damage caused.

12. If the Tenant remains in possession after a lawful termination without the Landlord's consent, the Landlord may apply to RESIDENTIAL TENANCY BOARD for an order of possession. The Landlord may also recover damages from an overholding Tenant which exceed the amount of any retained security deposit.

13. OPTIONAL PROVISIONS

The following provisions are optional and may be used only if both parties agree. To be binding, the optional provision must be initialled by both parties.

(a) The Tenant agrees to notify the Landlord of an intended absence of more than ~~seven~~ ^{#21 Or} days and will permit the Landlord to enter the premises during the absence if reasonably necessary.

Ch MP

(b) The Tenant agrees not to assign or sublet the premises without the Landlord's written permission and consent. The Landlord shall not unreasonably withhold consent.

Ch MP

(c) The Landlord agrees not to raise the rent for the next 12 months, and any increase given shall be in accordance with the applicable provincial act dealing with landlord/tenant relations.

Ch MP

The Tenant is allowed the following pets: 2 CATS

(e) Other: _____

Ch MP PS
Initialled

THIS DOCUMENT is intended to be a complete record of the rental agreement. Both parties are to have a complete copy of this agreement. All promises and agreements must be included herein in writing and agreed to by both parties or they are not enforceable



Landlord or Landlord's Agent

March 8/04

Date





Tenant(s)

March 8/04

Date