**Here are the clauses you should add to EVERY residential lease to cover all those missing pieces and ensure you can sell or rent your suite for the best price…**

Tenants agree that, in addition to the conditions for entry set out in s.27 of the Residential Tenancies Act, and pursuant to s27(1)5 of the Act, the Landlord may enter a rental unit in accordance with written notice given to the Tenant(s) at least 24 hours before the time of entry, said notice specifying the reason for entry, the day of entry and a time of entry between the hours of 8 a.m. and 8 p.m under the following circumstances:

* To allow for a Realtor or a person acting on the instructions and on behalf of a Realtor to take marketing pictures and video for the purpose of listing a property for sale or rent, on the condition that the pictures/video will be generic and without collecting personal information about the tenant that could be identified in the marketing materials;
* To allow access for a market valuation by a Realtor for the purpose of valuation or listing a property for sale or rent;
* To allow the listing Realtor to hold a public open house for up to 2 hours, one afternoon on each weekend when the suite is on the market for sale or rent
* Tenant agrees to declutter and keep the suite in a clean, presentable state prior to any showings for rent or sale.  Tenant further agrees to allow the Landlord to hire at the Landlord’s expense a cleaning company to enter the suite and clean the entire unit
* To allow access for periodic landlord or condo building staff maintenance inspections, and for a condition and conformity inspection prior to the termination of the tenancy after the Tenant(s) have given notice of their intention to terminate the tenancy;
* To inspect for illegal activity, damage or general unit condition

I hope that this tenant lease clause is of assistance to you.

**If you have any other questions about your tenants or selling your tenanted suite, call or text me at 647-962-1650 or email Thomas@LivingInToronto.com.

I have years of expertise working amicably with tenants and enlisting their cooperation when the owner wishes to sell their condo suite… what’s the best way I can help you?**