BC Parking Stall Rental Agreement

1. Parties, stall and authority

On 2026-11-01, Cedar Fictional Company Ltd., of 100 Example Street, Victoria BC (Provider), and Harbour Fictional Company Ltd., of 200 Sample Avenue, Vancouver BC (Renter), agree to use of stall S-14 at 300 Example Lane, Victoria BC. Access route, size/height limits and permitted access times: 07:00-21:00 via south driveway; width 2.0m. Only this identified stall and the necessary access route are included; no dwelling, storage room or business premises is granted.

Provider confirms its authority to offer this stall on these terms, based on Fictional owner record, not verified authority. Any required property-owner or strata approval is identified in Fictional non-strata owner permission, with applicable rules attached as Schedule A: no charging, repairs or obstruction. If an approval is missing, the parties will not begin the arrangement or accept rent as though approval exists.

2. Vehicle and use

The permitted vehicle is 2018 fictional hatchback, plate DEMO-01, province BC, maximum dimensions 4.2m x 1.8m x 1.6m. Renter may change it only after written confirmation that the replacement fits the stall and rules. The vehicle must be lawfully operable and appropriately insured for its use. No repairs, hazardous materials, storage of goods outside the vehicle, overnight habitation, subletting or transfer of access credentials is allowed. No electrical connection or EV charging is included.

This is self-parking. Renter keeps the vehicle keys and controls the vehicle; Provider does not accept custody, valet duties or an obligation to watch the vehicle. This description is not a waiver of duties that arise from actual conduct or law.

3. Term and rent

The arrangement begins 2026-11-05 and continues month to month until ended under clause 6. Rent is CAD 150.00 per calendar month before any tax Provider is legally required to charge, due on day 1 by Direct payment arranged separately. First-period rent is CAD 130.00 for 2026-11-05 through 2026-11-30; that figure and its basis are agreed expressly rather than generated silently.

No rent increase, new fee or changed stall is automatic. Any change requires both parties' written agreement before taking effect, and must remain consistent with actual permission and mandatory law.

Renter pays an access-device deposit of CAD 40.00 for One gate fob. Provider will return the deposit within 14 calendar days after the devices are returned and the arrangement ends, less an agreed or lawfully determined actual replacement cost for missing/damaged devices, supported by an itemized record. There is no automatic forfeiture or additional penalty.

4. Access, condition and interruption

The initial condition and any defects are recorded in Fictional inspection: painted lines; no defects observed. Provider will keep the stall and access it controls reasonably suitable for the stated use and comply with applicable maintenance and safety duties. Renter will keep the stall reasonably clean, avoid obstruction/leaks, follow the attached lawful rules and report hazards promptly to manager@example.invalid.

Provider will give reasonable notice of planned maintenance that affects parking, and prompt notice of an unexpected access interruption when practicable. If the stall cannot be used for the agreed parking through no breach by Renter, the parties will record the affected period and credit or refund the prepaid rent attributable to that unusable period. Renter need not accept a different stall without agreement. Urgent safety steps may be taken as required by law; they are not authority to bypass legal process.

5. Loss and responsibility

Each party remains responsible for loss or damage for which it is liable under applicable law. Renter is responsible for damage caused by its misuse or negligence, not ordinary wear or an unsupported replacement demand. Provider does not insure the vehicle under this agreement; Renter must check its own coverage. No term releases Provider from all negligence, creates an unlimited indemnity or guarantees that theft, weather or third-party damage is covered by insurance.

6. Ending and returning access

Either party may end this standalone arrangement by written notice received at least 30 calendar days before the stated end date. Rent is reconciled through that date; unused prepaid rent after the end date is refunded within 14 calendar days. These are proposed contractual terms, not a statement of a residential-tenancy notice rule.

For a material breach, first describe it in writing and allow 7 calendar days to remedy it, unless remedy is impossible or immediate legal/safety action is required. At the end, Renter removes the vehicle and returns access devices. A vehicle left behind does not become Provider's property. This agreement grants no power to sell it, seize it, immobilize it, impose a lien or tow without the authority and process actually required by law. Seek advice before enforcement.

7. Notices and legal boundary

Notice emails are cedar@example.invalid and harbour@example.invalid; retain evidence of actual receipt. BC law and applicable federal Canadian law govern, subject to mandatory requirements and the competent forum. Nothing here decides Residential Tenancy Branch jurisdiction, excludes the Residential Tenancy Act when it applies, overrides strata bylaws or substitutes for required permissions. Amendments require both parties' written agreement.

Provider signer: Alex Example, Director; signature: _____; date: _____.

Renter signer: Sam Sample, Director; signature: _____; date: _____.

Completion instructions

Standalone monthly self-parking with no residential-tenancy connection.

Not housing-linked parking, valet or vehicle custody, EV charging, or an arrangement without the necessary owner/strata authority.

Read the entire agreement and verify each supplied name, date, amount, schedule and selected alternative with the other party. The template does not verify facts or determine suitability.

Resolve any missing schedules, authority or supporting records before signing. Obtain appropriate advice where the circumstances fall outside the stated scope.

Signature, date, witness and actual-payment/handover lines remain blank for completion by the appropriate people after the events occur. The website does not sign, witness, register or transfer anything for you.

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