BC Storage Space Rental Agreement

British Columbia month to month storage space

FICTIONAL SAMPLE NOT FOR SIGNING

Parties and storage space

The Owner rents the Space identified below to the Renter for storage of the permitted goods, on the terms on all six pages of this agreement. BCLegalServices.ca supplies the template and is not a party to this agreement.

Agreement and parties

Agreement date: October 15, 2026

Owner legal name: Example Space Owner Ltd (fictional)

Owner representative and capacity: Alex Example, director (fictional)

Owner notice address: Owner Address A, Example Site, Victoria BC (fictional address)

Owner notice email: owner@example.com

Renter legal name: Example Goods Company Ltd (fictional)

Renter representative and capacity: Jordan Example, director (fictional)

Renter notice address: Renter Address B, Example Site, Victoria BC (fictional address)

Renter notice email: renter@example.com

Space and permitted storage

Storage site address: Storage Site C, Example Site, Victoria BC (fictional address)

Space identifier and dimensions: Unit S01, 3 m by 3 m (illustrative only)

Boundaries and route to the space: Enclosed unit S01; marked pedestrian route from front gate (fictional)

Starting condition and photo references: Dry on joint inspection; scuffed door; fictional photo reference SAMPLE-01

Permitted goods and permitted purpose: Dry, boxed, non-hazardous hand tools with no fuel or batteries (illustrative)

This form is limited to a standalone storage space controlled by the Renter. It is not for living accommodation, storage supplied with a residential tenancy, warehouse or custody services, a workshop, a business operating site, or vehicle storage. Do not sign unless the arrangement fits this scope. The facts and applicable law, not the name of this form, determine the legal relationship.

Rent and rental period

Agreed financial details

Start date: November 1, 2026

Monthly base rent in Canadian dollars: CAD 200.00

Refundable deposit in Canadian dollars: None

Payment method and payment destination: Electronic transfer to owner@example.com (fictional; do not pay)

Deposit refund destination: Not applicable; no deposit

1 Rental period

The rental begins on the Start Date and continues month to month until ended under this agreement. Each rental month begins on the same day of the month as the Start Date. If that day does not exist, it begins on the last day of that month. Each rental month ends immediately before the next rental month begins. There is no minimum fixed term.

2 Rent and payments

The Renter must pay the Monthly Base Rent in advance on the first day of each rental month using the agreed payment method. The Owner must provide a receipt or account record on request. Any tax legally payable on the rental must be separately identified with its amount on the invoice; this agreement does not set a tax rate or assert a registration status. No other recurring charge, late fee or contractual interest is imposed by this form. Changes to rent or other charges require a written agreement signed by both parties.

3 Refundable deposit

If a Deposit is stated, it secures unpaid amounts properly due and damage for which the Renter is responsible under clause 11. It is not automatically forfeited and is not the last month's rent. Within 15 calendar days after the rental ends and the Space and access devices are returned, the Owner must return the Deposit and any interest required by law, less only deductions the Renter agrees to in writing or that a court or tribunal authorizes. The Owner must supply an itemized statement and return any undisputed balance within that period. A disputed deduction does not authorize retaining the whole Deposit.

4 Ordinary termination

Either party may end the rental by written notice received at least 30 calendar days before the stated termination date. The termination date may be any date on or after the Start Date. The parties may agree in signed writing to an earlier end. Rent for a partial final rental month is calculated as Monthly Base Rent multiplied by the rental days from the start of that rental month through the termination date, divided by the total days in that rental month. Early removal of goods alone does not shorten the notice period. The Owner must refund prepaid rent for days after termination within 15 calendar days. Ending the rental does not cancel amounts already properly owing or authorize interference with goods.

Use and access

Access and features

Normal access hours: Every day, 7 a.m. to 8 p.m. local time (illustrative)

Other people authorized by the renter: None

Lock responsibility and keys or devices issued: Renter supplies lock; owner provides one numbered gate fob (illustrative)

Included utilities and environmental features: No power outlet, heating, refrigeration or humidity control (illustrative)

Owner urgent contact: Alex Example; owner@example.com (fictional; not an emergency service)

Renter urgent contact: Jordan Example; renter@example.com (fictional; not an emergency service)

5 Permitted use

The Renter may use only the identified Space for the permitted goods and purpose. No person may live, sleep or conduct business operations in it. The Renter must not store illegal goods, weapons, ammunition, explosives, fuel, compressed gas, hazardous or leaking materials, food, live organisms, waste or goods requiring regulated storage. Vehicle storage and charging batteries are excluded. The Renter must have authority to store and remove every item and must not block exits, overload the Space or damage the site.

6 Control and access

The Renter places, organizes, secures and retrieves the goods and controls access to them. The Owner does not agree to receive deliveries, handle goods, keep an inventory, or provide custody or insurance. This description does not exclude duties the law imposes on the actual arrangement. The Renter may use the agreed access route during the Normal Access Hours. The Renter is responsible for reasonable control of its keys and authorized users and must promptly report a lost access device. The Owner must not relocate the goods or substitute a space without the Renter's written agreement, except as strictly permitted by clause 7.

7 Owner entry

For necessary inspection, repairs or legal compliance, the Owner must give at least 24 hours' written notice identifying the reason and proposed reasonable entry time and must, where practicable, arrange attendance with the Renter. No notice is required for a genuine immediate threat to people, goods or property, or an entry lawfully required by an authority. Emergency action must be limited to what is reasonably necessary. The Owner must promptly notify the Renter afterwards, record the action and reasonably secure the Space. Entry is not a right to search, seize, sell or retain goods for debt.

8 Maintenance

The Owner must maintain the Space, structure and agreed access route in a reasonably safe condition for the agreed use and promptly address defects within its control. The Renter must keep the Space reasonably clean, avoid damage and promptly report leaks, pests, damage or hazards. Neither party may alter the Space or install equipment without the other's written agreement. Only the features expressly stated above are promised; reasonable care and any mandatory duties still apply.

Loss default and removal of goods

9 Space unavailable

If the Space becomes unsafe or substantially unusable for the agreed purpose without the Renter causing the problem, rent is reduced fairly in proportion to the loss of use from the time it occurs until restored or the rental ends. The Owner must promptly explain the problem and likely repair period. Either party may end the rental by written notice if substantial use cannot be restored within seven calendar days, or immediately if continued use is unlawful or unsafe and cannot reasonably be made safe. Safe removal must be arranged; clauses 3 and 4 govern accounting and refunds. Nothing here removes a claim for a loss caused by a party's breach or negligence.

10 Goods and insurance

The Renter should confirm suitable insurance for its goods, their location and their value, including any business goods and transport risks. The Owner's insurance is not promised to cover the Renter's goods. The Owner makes no security, climate-control or coverage promise beyond the stated features and express terms. A decision not to insure does not release either party from responsibility imposed by this agreement or by law.

11 Responsibility for loss

Each party is responsible to the extent its breach of this agreement, negligence or wrongful act causes reasonably foreseeable loss or damage, subject to applicable law. The Renter is also responsible for conduct of people it authorizes, to the extent the law permits. Neither party assumes liability for loss caused solely by the other party. Ordinary wear is not damage payable by the Renter. This agreement contains no blanket release of the Owner's negligence, no fixed cap on liability and no automatic indemnity. Each party must take reasonable steps to reduce an avoidable loss.

12 Default

A party alleging a material breach must give written notice describing the breach and the steps reasonably required to remedy it. The other party has seven calendar days after receipt to remedy the breach. If a non-monetary breach cannot reasonably be remedied in that time, it must start the remedy within that time and diligently complete it within an agreed reasonable period. If the breach remains unremedied as required, the non-defaulting party may end the rental by a further written notice and pursue lawful remedies. Urgent protective action is limited by clause 7. Nonpayment does not by itself authorize an overlock, exclusion, seizure or disposal under this agreement.

13 Move out and goods left behind

By the termination date, the Renter must remove its goods, leave the Space reasonably clean, repair damage for which it is responsible and return the issued access devices. The parties should record the final condition together. If goods remain, the Owner must make reasonable documented efforts to contact the Renter and arrange collection. Expiry, silence or nonpayment alone does not transfer ownership of goods to the Owner. This form grants no lien, security interest, power of sale, right to seize or right to dispose of goods. Any further handling, removal, retention, charging or disposal requires a separate lawful basis and compliance with applicable procedures, notices and third-party rights. Obtain advice before taking such action; emergency protection is limited to clause 7.

Notices and general terms

Attachments forming part of the agreement

Other agreed attachments: None

14 Notices

Notices under this agreement must be in writing and delivered personally, by tracked mail or by an email that the recipient has agreed to use by completing its notice email field. Receipt must be evidenced by a written acknowledgement, delivery confirmation identifying the recipient, or other reliable evidence of actual receipt. Sending an email alone is not proof of receipt; if receipt is unconfirmed, use another method. Each party must promptly give written notice of changes to its contact details. This clause does not change mandatory service rules for legal proceedings or statutory notices.

15 Transfer and additional users

The Renter may not transfer this agreement, sublet the Space or allow another person to use it independently without the Owner's prior written consent. A person listed as an authorized user acts for the Renter and does not become a separate renter. A sale or transfer by the Owner does not itself cancel this agreement or permit a reduction of the Renter's existing rights; any assumption of obligations and deposit transfer must be documented lawfully.

16 Applicable law and changes

British Columbia law and applicable federal law govern. Nothing waives a mandatory statutory protection or excludes the jurisdiction of a court or tribunal that has jurisdiction. If an invalid term can be removed without defeating the agreement's purpose, the remaining terms continue to apply. This agreement and its identified attachments record the parties' agreed terms, without excluding liability for misrepresentation or rights that cannot be excluded. Changes require both parties' signed written agreement. Neither party loses a right merely by allowing time or not immediately enforcing it. The parties may discuss a dispute in good faith, but doing so does not prevent urgent relief or suspend a legal deadline.

Execution

17 Signing

Each signer confirms authority to sign for the named party and that the agreed fields and attachments have been completed and read. Each party must receive the complete signed agreement. Electronic signing or separate signed counterparts may be used if both parties consent and applicable legal requirements are met. No signature is supplied by this template.

Agreement identification: the parties and Space are identified on page 1. All six pages and identified attachments form the agreement.

Owner

Owner legal name: Example Space Owner Ltd (fictional)

Owner representative and capacity: Alex Example, director (fictional)

Owner signature: NOT SIGNED FICTIONAL SAMPLE

Owner signing date: Not signed

Renter

Renter legal name: Example Goods Company Ltd (fictional)

Renter representative and capacity: Jordan Example, director (fictional)

Renter signature: NOT SIGNED FICTIONAL SAMPLE

Renter signing date: Not signed