



HILLTOP

SHORT-TERM LEASE OPTIONS AND FEES

Tenant-facing summary - short-term pricing must be confirmed in writing

Shorter lease terms create additional turnover, vacancy, advertising, administration, and re-leasing risk. This guide explains the fees that may apply when a landlord approves a flexible month-to-month or 6-month lease instead of a standard longer fixed term. Pricing is subject to landlord approval, availability, the Residential Tenancies Act, and the final written lease or renewal agreement.

OPTION 1 - MONTH-TO-MONTH / PERIODIC TENANCY

How it works: A month-to-month tenancy has no fixed end date and continues until ended by proper written notice. It gives flexibility, but also creates increased vacancy and re-leasing risk. A tenant must provide at least one full tenancy month of written notice to end a monthly periodic tenancy, unless the law provides otherwise.

Fee / Premium	Amount	Purpose
Short-Term Placement Recovery Fee	\$1,000 one-time	Helps offset the landlord's placement/leasing expense where a flexible month-to-month tenancy is approved.
Monthly Short-Term Premium	8% of monthly rent	Helps offset vacancy exposure, turnover, administration, and reduced lease certainty.

OPTION 2 - 6-MONTH FIXED TERM LEASE

How it works: A 6-month fixed term lease has a set start date and end date. The tenant is responsible for the full fixed term. No notice is required to end the lease on the expiry date unless the parties agree otherwise in writing.

Situation	Fee	Purpose
New 6-month lease	\$250/month	Helps recover the placement expense over the term and offsets the risk of having to re-lease sooner than a standard lease.
Renew to 6-month lease	\$75/month	Helps offset administration, turnover planning, and reduced lease certainty.

IMPORTANT NOTES

- Short-term placement recovery fees and monthly premiums are non-refundable lease fees/additional rent and are not a security deposit.
- Amounts apply only when approved by the landlord and included in the final written lease or renewal agreement.

- Existing tenancies may be subject to Residential Tenancies Act rent increase restrictions and required notice.
- A renewal, extension, or different lease option is not guaranteed and remains subject to landlord approval.