

ONTARIO RESIDENTIAL LEASE AGREEMENT

Location: _____ Date: _____

LANDLORD INFORMATION:

Full Name: _____

Address: _____

Phone/Email: _____

TENANT INFORMATION:

Full Name(s): _____

Address: _____

Phone/Email: _____

PREMISES:

Address of Rental Unit: _____

Type of Premises (e.g., apartment, house): _____

TERM OF LEASE:

Lease Start Date: _____ Lease End Date: _____

RENT:

Monthly Rent Amount: _____ CAD

Payment Due Date Each Month: _____

Method of Payment: _____

SECURITY DEPOSIT:

Deposit Amount: _____ CAD

Deposit Terms and Conditions: _____

UTILITIES AND SERVICES:

Utilities Paid by Tenant: _____

Utilities Paid by Landlord: _____

USE OF PREMISES:

The Tenant agrees to use the rental unit solely as a private residence. No commercial activities, illegal acts, or disturbances are permitted. Tenant shall comply with all applicable laws, municipal bylaws, and condominium or homeowners' association rules (if any).

MAINTENANCE AND REPAIRS:

The Landlord is responsible for maintaining the premises in a good state of repair and complying with health, safety,

housing, and maintenance standards. The Tenant shall keep the premises reasonably clean and notify the Landlord promptly of any damage or necessary repairs. Tenant shall not make alterations without prior written consent.

ENTRY BY LANDLORD:

The Landlord may enter the premises only in accordance with the Residential Tenancies Act, 2006, Ontario, including providing proper written notice and entry at reasonable times for inspection, repairs, or showings. Emergencies may warrant immediate entry.

TERMINATION:

Either party may terminate this Agreement in accordance with the Residential Tenancies Act, 2006, Ontario, including providing proper written notice. Upon termination, the Tenant shall vacate the premises and return all keys. The Landlord shall return the security deposit subject to any lawful deductions.

DEFAULT AND REMEDIES:

If the Tenant fails to pay rent or breaches any term of this Agreement, the Landlord may exercise remedies permitted under Ontario law, including rent arrears notices, eviction applications, or retaining the security deposit as allowed. Tenant may seek remedies for Landlord breaches accordingly.

INSURANCE:

Tenant is encouraged to obtain renter's insurance for personal property and liability. Landlord's insurance does not cover Tenant's belongings or personal liability.

ADDITIONAL TERMS:

Any additional terms agreed upon by the parties shall be attached as schedules or addenda and form part of this Agreement.

NOTICES:

Any notices required or permitted under this Agreement shall be in writing and delivered personally, by mail, email, or other agreed means to the addresses set forth above or as updated in writing.

GOVERNING LAW:

This Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and applicable federal laws of Canada. The parties submit to the jurisdiction of courts located in Ontario.

ENTIRE AGREEMENT:

This Agreement, including any attached schedules or addenda, constitutes the entire agreement between the parties and supersedes all prior negotiations, representations, or agreements, whether written or oral.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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