

ONTARIO RESIDENTIAL TENANCY AGREEMENT

Rental Address: _____ Unit/Apartment #: _____

Landlord Information:

Full Name: _____

Address: _____

Phone: _____

Email: _____

Tenant Information:

Full Name: _____

Address: _____

Phone: _____

Email: _____

Term of Tenancy:

Tenancy Type (fixed term or monthly): _____

Start Date: _____

Rent and Payment Terms:

Monthly Rent Amount: _____ CAD

Payment Due Date Each Month: _____

Payment Method (e.g. e-transfer, cheque): _____

Security Deposit / Key Deposit:

Amount: _____ CAD

Deposit Held By Landlord Until End of Tenancy

Utilities and Services:

Utilities Included (check all that apply):

Electricity

Water

Gas

Internet

Heat

Other: _____

Rights and Responsibilities of the Parties:

1. Use of Rental Unit

The Tenant agrees to use the rental unit exclusively as a residential dwelling and to comply with all applicable laws, by-laws, and condominium or co-op rules (if applicable).

2. Rent Payment

Rent shall be paid on or before the due date each month to the Landlord by the agreed payment method.

3. Maintenance and Repairs

The Landlord is responsible for maintaining the rental unit in a good state of repair and complying with health, safety, housing, and maintenance standards.

4. Tenant's Responsibilities

The Tenant shall keep the rental unit clean and notify the Landlord promptly of any damage or repair needs.

5. Entry to Rental Unit

The Landlord shall provide proper written notice before entering the rental unit except in emergencies, per the Residential Tenancies Act.

6. Subletting and Assignment

The Tenant may only sublet or assign the rental unit with the Landlord's written consent, which shall not be unreasonably withheld.

7. Ending the Tenancy

Either party must provide proper written notice according to Ontario's Residential Tenancies Act to terminate the tenancy.

8. Rent Increases

Rent increases shall comply with the guidelines and restrictions under Ontario law and require proper notice.

9. Damage and Alterations

The Tenant shall not make alterations or cause damage to the rental unit without the Landlord's written consent.

10. Pets

Pets are permitted only if agreed in writing by both parties and in compliance with building policies.

11. Dispute Resolution

Any disputes arising from this Agreement may be resolved through the Landlord and Tenant Board or alternative dispute resolution methods.

12. Privacy

The Landlord shall protect the Tenant's personal information in accordance with applicable privacy laws.

13. Smoke and Carbon Monoxide Detectors

The Landlord is responsible for ensuring smoke and carbon monoxide detectors are installed and functional.

14. Additional Terms

Any additional terms or conditions agreed to by the parties must be attached to and form part of this Agreement.

Signatures

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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