



What is a Lease



What is the Residential Tenancies Act of Ontario?

The purposes of this Act are to provide protection for residential tenants from unlawful rent increases and unlawful evictions, to establish a framework for the regulation of residential rents, to balance the rights and responsibilities of residential landlords and tenants and to provide for the adjudication of disputes and for other processes to informally resolve disputes.”

Essentially, it is there to protect the rights of tenants in Ontario and, as such, it is equally important for tenants and landlords to be aware of the Residential Tenancies Act Ontario so that both parties are aware of their rights and responsibilities.

We strongly recommend that you visit the ontario.ca website where you can read the [Residential Tenancies Act Ontario](http://ontario.ca).



Tips to Consider Before Signing A Lease

- Make sure you read the lease carefully and go over every word. If you have questions, ask the landlord.
- Some landlords require their tenants to have tenant insurance. If it is required, it should be in writing in the lease.
- If you have pets, be sure to ask about the rules around pets. In Canada, it's illegal to ban pets in apartments.
- Discuss rules around visitors and guests. In Canada, it is illegal to ban overnight guests. However, if your guests are loud, disruptive or cause damage, you will be held responsible.

A “lease” is a written rental agreement that spells out all the terms you and your landlord have agreed to. A lease is a legal document, so make sure you read and understand every word.

You may also want to hire a lawyer or someone who understands the document, like a relative or friend, to go over it with you.

In general, most leases include:

- The names and contact information for you and your landlord.
- The address of the house or apartment you are renting.
- The monthly rent you have agreed to pay, with or without utilities, parking, cable television or other services.
- The date when the rent is due (for example, on the first day of each month) and the amount that the landlord is allowed to increase the rent in the future.
- The term of the rental period (for example, one year or month-to-month).
- A list of the repairs or upkeep that will be your responsibility.
- Any other restrictions (such as whether or not you can smoke or have pets).
- Details on when and how the landlord can enter your house or apartment.



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