

# LEASE AGREEMENT - ONTARIO

Address of Rental Unit: \_\_\_\_\_ Term: \_\_\_\_\_

## Landlord Information:

Full Name: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

## Tenant Information:

Full Name: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

## Rental Unit Details:

Type of Unit: \_\_\_\_\_

Number of Bedrooms: \_\_\_\_\_

Furnishings Included: \_\_\_\_\_

## Rent and Payment Terms:

Monthly Rent: \_\_\_\_\_ CAD

Security Deposit: \_\_\_\_\_ CAD

Payment Due Date Each Month: \_\_\_\_\_

Accepted Payment Methods: \_\_\_\_\_

## Utilities and Additional Charges:

Utilities Included in Rent: \_\_\_\_\_

Tenant Responsible For: \_\_\_\_\_

## Use of Rental Unit:

The Tenant agrees to use the rental unit solely as a private residence and not for any commercial or illegal purposes. The Tenant shall comply with all municipal by-laws, provincial laws, and regulations applicable to the rental unit. No alterations or improvements may be made without the Landlord's prior written consent.

## Maintenance and Repairs:

The Landlord is responsible for maintaining the rental unit in a good state of repair and complying with health, safety, and housing standards. The Tenant shall keep the rental unit reasonably clean and notify the Landlord promptly of any damage or necessary repairs. The Tenant shall not cause damage or permit others to cause damage to the unit.

## Entry by Landlord:

The Landlord may enter the rental unit only in accordance with the Residential Tenancies Act, 2006 (Ontario), and with proper notice, except in cases of emergency. The Tenant shall not unreasonably withhold consent to entry.

**Termination of Tenancy:**

This agreement may be terminated by either party only in accordance with the Residential Tenancies Act, 2006 (Ontario). All required notices must be provided in writing and comply with applicable legal notice periods.

**Subletting and Assignment:**

The Tenant shall not assign this agreement or sublet the rental unit, in whole or in part, without the prior written consent of the Landlord, which shall not be unreasonably withheld.

**Rules and Regulations:**

The Tenant agrees to comply with any reasonable rules and regulations provided by the Landlord, which form part of this agreement.

**Damage and Insurance:**

The Tenant is responsible for any damage caused by the Tenant or guests beyond reasonable wear and tear. The Landlord is not responsible for loss or damage to the Tenant's personal property. The Tenant is encouraged to obtain renter's insurance.

**Dispute Resolution:**

In case of disputes arising from this agreement, the parties agree to resolve the matter through mediation or arbitration before seeking remedy through the Landlord and Tenant Board or courts.

**Governing Law:**

This agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the Residential Tenancies Act, 2006.

**Entire Agreement:**

This document constitutes the entire agreement between the parties. Any amendments or additions must be in writing and signed by both parties.

**LANDLORD'S SIGNATURE**

**TENANT'S SIGNATURE**

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

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