

STANDARD LEASE AGREEMENT ONTARIO

Address of Rental Unit: _____ Unit Number (if applicable): _____

Landlord Information:

Full Name: _____

Address for Notices: _____

Phone Number: _____ Email Address: _____

Tenant Information:

Full Name(s): _____

Address for Notices: _____

Phone Number: _____ Email Address: _____

Rental Term:

Start Date: _____ End Date (if fixed term): _____

Rent and Payment:

Monthly Rent Amount: _____ CAD

Payment Due Date Each Month: _____

Accepted Payment Methods: _____

Security Deposit:

Amount of Deposit: _____ CAD

Deposit Held By Landlord Until End of Tenancy

Utilities and Services:

Utilities Paid by Tenant (specify): _____

Utilities Paid by Landlord (specify): _____

Use of Rental Unit:

Tenant shall use the rental unit only for residential purposes and shall not engage in any illegal activities on the premises. Tenant agrees to abide by all applicable municipal by-laws, condominium rules (if any), and the Residential Tenancies Act, 2006 (Ontario).

Maintenance and Repairs:

Landlord shall maintain the rental unit in a good state of repair and comply with health, safety, housing, and maintenance standards. Tenant shall keep the rental unit clean and notify Landlord promptly of any damage or necessary repairs.

Entry by Landlord:

Landlord may enter the rental unit only in accordance with the Residential Tenancies Act, 2006, upon giving at least 24 hours' written notice stating the reason for entry and the time of entry between 8 a.m. and 8 p.m., except in cases of emergency.

Termination of Tenancy:

This Agreement may be terminated in accordance with the Residential Tenancies Act, 2006. Tenant agrees to vacate the rental unit on or before the end date of a fixed-term tenancy or upon proper notice for a month-to-month tenancy.

Additional Terms and Conditions:

Any additional terms and conditions agreed upon between Landlord and Tenant should be documented here or attached as schedules.

Legal Compliance and Governing Law:

This Agreement is subject to and shall be interpreted in accordance with the Residential Tenancies Act, 2006 (Ontario) and all applicable laws of Ontario and Canada. Any disputes arising hereunder shall be resolved in the appropriate courts of Ontario.

Landlord's Representations and Warranties

Landlord represents that they are the lawful owner or authorized agent of the rental unit and that the unit complies with all applicable health and safety regulations.

Tenant's Obligations

Tenant agrees to pay rent on time, maintain the cleanliness of the rental unit, respect neighbors' rights to quiet enjoyment, and comply with all terms of this Agreement.

Prohibition Against Assignment and Subletting

Tenant shall not assign this Agreement or sublet the rental unit without prior written consent of the Landlord.

Pets

Pets are not permitted on the rental unit without prior written permission of the Landlord.

Smoke-Free Policy

Smoking is prohibited inside the rental unit and common areas.

Insurance

Tenant is encouraged to obtain tenant insurance for personal property and liability.

Indemnity

Tenant agrees to indemnify Landlord against any claims arising from Tenant's breach of this Agreement or negligence.

Severability

If any provision of this Agreement is found to be invalid or unenforceable, the remainder shall continue in full force and effect.

Entire Agreement

This Agreement contains the entire understanding between Landlord and Tenant and supersedes all prior agreements.

Amendments

Any amendments to this Agreement must be in writing and signed by both parties.

Notices

All notices under this Agreement shall be in writing and delivered personally, by mail, or email to the addresses specified above.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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