










RESIDENTIAL LEASE AGREEMENT (ONTARIO)

DESCRIPTION:	<ul style="list-style-type: none"> A Landlord can use this Agreement and the attached Rental Application to rent out a residential unit. Note: Residential Lease Agreements are governed by the Residential Tenancies Act, 2006 and you should be familiar with those terms (e.g. Landlord and Tenant obligations, termination, rent increase, etc.) 					
JURISDICTION:	Ontario					
NUMBER OF PAGES:	5 + 2 PAGES FOR RENTAL APPLICATION					
COMPATIBLE WITH:	 Windows	 Mac	 Linux	 .DOC	 .WPD	 .RTF
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#	Section	Description
	Introductory Clause	Identifies nature of agreement, date, and name of parties (“ Landlord ” and “ Tenant ”)
	Background	Defines premises which Landlord will rent to Tenant
1	Residential Tenancies Act	Acknowledges that this residential lease agreement is being made in accordance with and subject to this <i>Act</i>
2	Rental Application	Landlord acknowledges having received a completed Rental Application
3	Use	Limitations on Tenant’s use of the premises
4	Entry	Acknowledges that Landlord may only enter premises in accordance with the <i>Act</i>
5	Term	Defines duration of the agreement
6	Termination	Notes how agreement can be terminated
7	Rent	Notes how much rent the Tenant must pay and when it is due and payable
8	Rent Deposit	Identifies rent deposit
9	Utilities	Notes if Tenant will be responsible for paying utilities (e.g. telephone, electricity, gas, water, etc.)
10	Appliances	Notes if a party (Tenant or Landlord) will supply and maintain appliances (e.g. stove, microwave, refrigerator, etc.)
11	Alterations	Tenant can only make significant alterations with Landlord’s prior consent
12	NSF Cheque Charges	Identifies NSF charges payable by Tenant to Landlord
13	Limitations of Liability	Landlord will not be responsible to Tenant for various things (e.g. personal injury, death, damaged / lost / stolen property)
14	General Terms	Acknowledgements, amendment, entire agreement, governing law, etc.
	Execution	Landlord and Tenant sign the Agreement
	Rental Application	Applicant (potential Tenant) provides personal information about themselves to the Landlord and consents to credit check

RESIDENTIAL LEASE AGREEMENT

THIS RESIDENTIAL LEASE AGREEMENT is dated [insert date] and is made between [insert name of Landlord] (the "**Landlord**") and [insert name of Tenant] (the "**Tenant**").

BACKGROUND:

The Landlord owns the residence municipally described as [insert municipal address of residence] and the associated parking space [insert information which identifies the associated parking space] and locker [insert information which identifies the associated locker] (collectively, the "**Premises**").

The Tenant wants to rent the Premises from the Landlord.

THE PARTIES THEREFORE AGREE AS FOLLOWS:

- 1. Residential Tenancies Act.** This Agreement is made in accordance with and subject to the *Residential Tenancies Act, 2006*, S.O. 2006, c. 17, as amended from time to time (the "**Act**").
- 2. Rental Application.** The Landlord acknowledges having received a completed Rental Application from the Tenant, which is attached to and incorporated into this Agreement.
- 3. Use.** During the Term, the Tenant and any other Applicant named in the Rental Application shall:
 - a) use the Premises for residential purposes only and in accordance with all applicable federal, provincial and municipal laws and insurance policies;
 - b) not allow any other person to occupy the Premises without the Landlord's consent, except for casual guests; and
 - c) notify the Landlord of an intended absence of more than [insert period of time].
- 4. Entry.** The Landlord may only enter the Premises during the Term in accordance with the *Act*.
- 5. Term.** The Tenant shall occupy the Premises for a term of [insert time period] commencing on [insert date] (the "**Term**"). Unless terminated earlier in accordance with the *Act*, at any time before the Term expires, the parties may agree in writing to extend the Term. Unless provided otherwise, any such extension shall be subject to the terms and conditions of this Agreement. Any reference to "Term" in this Agreement shall include any extension of the Term. If the Tenant remains in possession of the Premises after the Term expires, this Agreement shall be deemed to have renewed in accordance with the *Act*.

Landlord's Initials: _____

Tenant's Initials: _____

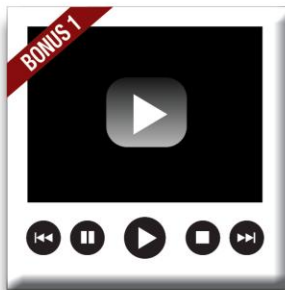
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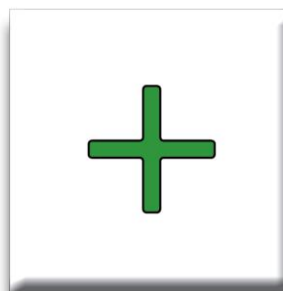
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