

Renter & Landlord Guide

Whether you are searching for the right place to live or leasing out a property, the Ontario rental market rewards preparation. This guide covers the essentials for both sides of the lease across Toronto and the GTA.

01 Tenants: know your budget and documents

Strong applications move fast. Have these ready before you view:

- Proof of income or an employment letter.
- Credit report or score.
- References from a previous landlord.
- Government-issued identification.

02 Tenants: understand the lease

Ontario uses a Standard Form of Lease for most residential tenancies. Confirm the term, the monthly rent, which utilities are included and parking before you sign.

A lease is a binding contract. The time to understand it is before you sign, not after you move in.

03 Tenants: know your rights

Ontario's Residential Tenancies Act governs rent increases, maintenance and entry rules. Landlords may collect first and last month's rent — damage deposits are not permitted in Ontario.

04 Landlords: screen consistently

A great tenant protects your investment. Verify income, run credit and call references the same way for every applicant, so decisions rest on evidence rather than impression.

Ontario's human rights rules govern what you may ask and what you may consider. A process that ignores them creates liability for you.

05 Landlords: document everything

Use the Ontario Standard Lease and record the unit's condition with dated photographs at move-in. Clear documentation is what settles a dispute later.

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06 Landlords: know the LTB process

The Landlord and Tenant Board handles disputes and terminations through a defined legal process with strict notice periods and prescribed forms. Following the procedure is not optional.

Every major N, L and T form, with current filing fees and links to the official documents, is set out at jatindua.com/ltb-forms-guide-ontario/

RENTAL CHECKLIST

- ☐ Budget and documents ready (tenants)
- ☐ Standard Ontario lease reviewed by both sides
- ☐ Rent, term, utilities and parking confirmed in writing
- ☐ Condition documented with dated photos at move-in
- ☐ Screening applied consistently to every applicant
- ☐ Condominium leasing rules read before listing

This guide is general information for Ontario tenants and landlords and is not legal advice. The Residential Tenancies Act and Landlord and Tenant Board rules change — confirm specifics with the Board or a paralegal or lawyer. Jatin Dua, Broker of Record, RE/MAX Quantum Realty Inc., Brokerage.