

Landlord Engagement

Tenancy screening and Standardized Lease

The standardized lease in which the landlord and tenant do not share a bathroom or a kitchen are protected under the Residential Tenancies Act (RTA). Landlords of most private residential rental units – from individual landlords to property management companies, must use the standard lease template for all new leases. Landlords of exempt units must still use the standard lease. Nothing in a lease agreement can take away a right under the RTA. Landlord and tenant rights and responsibilities remain the same under the RTA.

If you sign a lease on or after April 30, 2018 that does not use the standard lease, renters can ask the landlord for one in writing. The landlord must provide one within 21 days.

Your standardized lease must include:

- Legal name and address of the landlord
- Signature of landlord and tenant (signed on or before first day of tenancy)
- A copy given to your tenant(s)

Standardized Lease continued:

You do not have to require a last month's rent deposit, but if you do, you can only ask for this when a lease is signed or a tenancy agreement is otherwise entered into. You cannot legally require any other deposit, except for a small key deposit

- Collect the first month's rent on the first day of the tenancy, not beforehand
- Pet, security and other deposits are void under the Residential Tenancies Act
- No pets, no smoking and no guest lease clauses are void under the Residential Tenancies Act

Either way, you must provide all new tenants:

- Information on tenant rights and the Landlord and Tenant Board on or before the move-in date. Find a printable pamphlet that contains all of this information on the Landlord and Tenant Board website by clicking [here](#).

You can also visit landlordconnect.ca to watch our training video on tenant selection. For more details on housing and the Ontario Human Rights Code, please [click here](#).