

Tips for Renting in Ontario

***DISCLAIMER:** These are some tips listed that a tenant should know before renting accommodations off campus. However, York International does not hold any responsibility of any given points. The Residential Tenancies Act, 2006 provides the rights of renters in Ontario.

Before moving-in

- Fixed-term leases are automatically renewed month - to - month at the end of the term if no notice is given by the tenant.
- Landlords cannot limit the payment options for the tenants.
- Make sure to sign the lease and check the nature of lease, whether it is fixed term lease or a monthly basis lease. An agreement can be oral or written, tenants can request for a written lease from the landlords. If the landlord refuses to provide one, a tenant is free to exit the lease.
- View a rental unit before you move in, or have a friend view it.
- Take detailed pictures of the condition of the unit when you move in or out and let the landlord know about damages.
- Make sure that the terms you require are mentioned in the lease, for example: parking services.
- Gather information like landlord's legal name, address, contact information, banking information.
- Tenants may be required to buy or have tenant insurance.
- Landlord can ask for a deposit in the form of last month's rent including the first month rent which is typically referred to as "First and Last Month" at the time of signing lease agreement and a key deposit.



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***DISCLAIMER:** Many realtors will encourage/pressure students to pre-pay rent for up to a year. It is the will of the students if they want to pay that amount or decline the offer.

During your Stay

- Have all communications with the landlord in written and keep them safe with you.
- Landlords cannot enter the accommodation without giving a minimum of 24-hour notice period.
- Landlords cannot threaten tenants after they have tried to enforce tenant rights.
- House maintenance is landlord's responsibility . However, keeping the place clean should be the tenant's priority.
- Know all emergency contacts in case of any emergency.
- Make sure essential equipment in the living space is working like fire alarms at all times during the stay.
- In case of any pest infestation, contact your landlord immediately.
- A landlord cannot ask for any form of damage/safety/cleaning deposits or any post-dated cheques.

