

What to look for on your lease

Before you sign a lease, use this check-list to ensure your landlord has included the following:

Personal Information

- Landlord name(s) & contact information
- Your name & contact information
- Rental property address
- Your emergency contact

**Remember you are not required to provide personal information such as Social Insurance Number*

Payments

- Agreed upon rent amount & how to pay (i.e. online or post-dated cheques)
- What utility costs are included & not included (i.e. heat, hydro, water, gas, internet)
- Amount and terms of deposit, if applicable
- Amount and terms of security/damage deposits, if applicable
- Allowable rent increases
- Late payment charges

Timelines

- The date that rent is due each month
- The terms of the rental period: one-year, month-to-month, six-months
- The amount of notice a tenant must give before terminating lease (i.e. 60 days)
- The amount of notice a landlord must give before terminating a lease

Rules & Responsibilities

- When and how a landlord can enter the premises, and how much notice they can give you
- Restrictions such as no pets, smoking, painting walls, noise during specified hours
- What maintenance are your responsibility (i.e. lawncare, snow removal)
**Most maintenance, repairs, health and safety conditions are a landlords responsibility. This may include plumbing, heating, safe walk ways and steps, pests*
- Timeline for repairs
- Restrictions and responsibilities for subletting your space
- Conditions for termination of a lease

