



## LEASING:

# Ontario's New Standard (and Mandatory) Residential Lease

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As of April 30, 2018, landlords of most residential rental units are required to document lease terms by way of a standard lease template. This standard lease template was created, among other goals, to both standardize leases and ensure that all residential rental leases abide by the law. This standard lease form contains mandatory lease terms that must be completed such as rental amount and the lease term, and contains terms protecting renters such as a limit on the landlord's administration charge for an NSF cheque. Additional terms unique to a rental unit can also be added provided they do not conflict with the *Residential Tenancies Act* or the standard lease template. The standard lease template also contains general information regarding the rights and responsibilities of landlords and tenants, such as rules regarding rent deposits.

Of significant concern to landlords is that for leases signed on or after April 30, 2018 that do not use the standard lease template, renters can ask the landlord for the standard lease in writing and the landlord must provide one within 21 days. If the landlord fails to provide the standard lease within 21 days after a renter has asked for it in writing, a renter may withhold one month's rent and can give 60 days' notice to terminate a yearly or fixed-term tenancy. If a lease was signed prior to April 30, 2018, the standard lease template is not mandatory unless a new lease agreement is negotiated after this date.

You may obtain a workable copy of this standard lease at the following link:

<http://www.forms.ssb.gov.on.ca/mbs/ssb/forms/ssbforms.nsf/FormDetail?OpenForm&ACT=RDR&TAB=PROFILER&SRCH=&ENV=WWE&TIT=residential+lease&NO=047-2229E>.

If you have any questions in how this affects you, please do not hesitate to contact us.

