***Renting A Place To Live in Ontario***

**landlord**

* the person or company who owns the unit you wish to rent

**tenant**

* the person or company who rents the unit from a landlord

**lease**

* the formal written agreement that is signed and dated by both the landlord and the tenant before the tenant moves into the unit
* the lease will detail a lot of information (eg**. payment due dates, what is included in the rental agreement, amount of the rent, length of rental period** (eg. 1 year), **who is responsible for what** (eg. snow removal, grass cutting), **what you can and can’t do to the unit** (eg. paint, nail holes in the walls) **and rules of pets, smoking etc.)**
* the landlord will inform you of how many times per year he/she will enter your unit and will give you 24 hours written notice of entry
* in an emergency (eg. gas leak, water main break, fire, etc.) the landlord can enter
* read your lease very carefully before signing it (get someone else to read it too)

 ***first & last***

* Ontario landlords will ask for the first and last month’s rent upon signing a lease … *so plan to have this saved*
* landlord holds last months rent until you move out

**post dated cheques**

* landlords either request that you submit 12 cheques with the future dates written on them to correspond with the rental fee due date

OR…

* You may provide a void cheque for the account you wish to make payments from, and the landlord will automatically withdraw this amount each month from your account, on the rent due date

**sublet**

* when a tenant decides to let someone else temporarily rent the unit
* common for college and university students to do when they go home for 4 months
* usually you charge less rent than you are paying
* some leases forbid subletting without the landlord’s approval

**eviction**

* the landlord decides that he/she doesn’t want you renting the unit any longer and the lease length of time is not up
* there are strict rules and the landlord can’t change the locks or remove your things, without going through a lengthy process

**all inclusive**

* The monthly fee charged includes utilities like electricity, gas and water
* Some landlords even include internet and/or cable with the fee
* No set rules on what constitutes “all inclusive” – varies according to landlord so be sure to clarify exactly what will be included