

RENTAL DEPOSITS

1

WHAT DEPOSITS CAN LANDLORDS ASK FOR?

The only acceptable forms of deposit in the province of Ontario are a rent deposit (equal to one full month's rent), as well as a key deposit (if applicable)



2

WHAT ARE RENT DEPOSITS?

Deposit equal to one month's rent on a yearly or month-to-month rental, or one week's rent on a weekly rental. The landlord must only use the deposit for your last rent payment, and **cannot** use this to pay for damage or other costs.



3

WHAT ARE KEY DEPOSITS?

Deposits equal to the actual cost to replace keys (or entry cards, fobs, and other devices that open doors). If you return the keys when you move out, your landlord must give you back the deposit



4

IF I END MY TENANCY EARLY AND I HAVE PRE-PAID RENT DEPOSITS, CAN I GET THEM BACK?

Rent deposit can only be used for your last rent period, and key deposit can only be used to replace keys you did not return. If the deposit is not used for this purpose, it must be returned (even if you end your tenancy early). Landlords cannot withhold any portion of the deposit to cover damage or cleaning.

