

# Leasing a residential unit in Ontario?

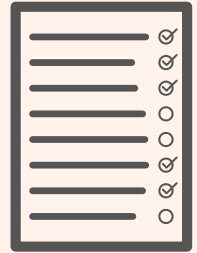
Your landlord must use a **standard lease form** when they enter into tenancy. This agreement sets out important information governing the tenancy, including:



The rent amount  
and  
when it is due



What is included in  
the rent (air  
conditioning,  
parking)



Rules or terms  
about the rental  
unit

The landlord may also provide you with an **OREA 400** form. This is often used to negotiate lease terms, but it is **NOT** a legally binding, formal lease agreement.

**If your landlord only provides the OREA 400 form without the standard lease agreement, you must request the standard lease agreement in writing.**

## Can the lease agreement have additional terms beyond what is required in the standard lease?

Yes! Additional terms agreed upon must be attached to the standard form. Additional terms can set out rules about the use of common space, but **any additional term that takes away an act or responsibility under the *Residential Tenancies Act* is unenforceable.**

**Permissible** additional terms include:

- ✓ Rules about parking space
- ✓ Restrictions on illegal activity
- ✓ Restrictions on subletting without landlord consent

**Impermissible** additional terms include:

- ✗ Requiring payment of damage deposits
- ✗ Banning guests or roommates
- ✗ No-pet clauses (except for certain condo bylaws)

# SOURCES

<https://files.ontario.ca/mmah-guide-to-standard-lease-for-rental-housing-en-2021-03-30.pdf>

<https://www.ontario.ca/page/renting-ontario-your-rights#section-1>

<https://newlisting4u.com/legislated-standard-vs-orea-form-400/>

<https://landlordselfhelp.com/media/Standard-Lease-Additional-Terms-2018-07-04.pdf>

<https://www.cleo.on.ca/en/publications/rental-agreements/rules-for-rental-agreements>