
1. Understanding the Law

All residential rental relationships in Ontario are governed by the **Residential Tenancies Act (RTA)**.

This law covers most rental units, including:

- Apartments, houses, and condos
- Basement units
- Room rentals (if the tenant has exclusive use of a room and shared use of common areas)

Exemptions include:

- Commercial properties
- Co-ops
- University or college residences
- Units where the tenant shares a kitchen or bathroom with the owner

2. Before Renting Out a Property

a. Advertising and Applications

- Ads must be non-discriminatory (under the **Human Rights Code**).
- Landlords can ask for: references, income information, and credit checks.
- You cannot refuse to rent based on race, age, family status, etc.

b. Tenancy Agreement

- Must use the **Ontario Standard Lease** form.

- Should clearly outline rent, utilities, and rules.
- Both landlord and tenant sign and receive a copy.

3. Rent Rules

a. Setting Rent

- For new tenancies, the landlord can set any initial rent.
- Rent control applies to most private units built **before November 15, 2018**.

b. Rent Increases

- Must give **at least 90 days' written notice** using the official form (N1).
- Only **once every 12 months**.
- The increase must follow the **annual rent increase guideline** (posted yearly by the government).

4. Maintenance and Repairs

Landlords must:

- Keep the unit and building in good repair.
- Ensure compliance with **health, safety, and housing standards**.
- Provide vital services (heat, water, electricity).

Tenants are responsible for keeping the unit reasonably clean and reporting damage.

5. Entry Rules

Landlords can only enter a rental unit with:

- **24 hours' written notice**, stating reason, date, and time (8 a.m.–8 p.m.), or
- Tenant consent, or
- In an emergency.

6. Ending a Tenancy

a. Tenant Notice

- Tenants must give **60 days' notice** (Form N9) before the end of a rental period.

b. Landlord Notice

Landlords can only end a tenancy for specific legal reasons:

- Non-payment of rent (Form N4)
- Damage or interference (Form N5)
- Owner or family moving in (Form N12)
- Demolition or major renovations (Form N13)

*Always file through the **Landlord and Tenant Board (LTB)**. Self-evictions are illegal.*

7. Landlord and Tenant Board (LTB)

The **LTB** resolves disputes between landlords and tenants.

Common landlord applications include:

- **L1:** Non-payment of rent

- **L2:** Other grounds for eviction
- **A1:** Rent increase above the guideline

You can file online through the **Tribunals Ontario** portal.

8. Privacy and Safety

- Landlords must protect tenant information (e.g., credit checks, applications).
- Smoke and carbon monoxide detectors are mandatory.
- Fire code compliance is essential.

9. Key Resources

- **Residential Tenancies Act, 2006 (RTA)**
- **Ontario Standard Lease Form:** ontario.ca/standard-lease
- **Landlord and Tenant Board:** tribunalsontario.ca/ltb
- **Rent Increase Guideline:** ontario.ca/rent-increase-guideline
- **Human Rights Code:** ohrc.on.ca
