



1) WELCOME TO LONDON

B) THE DO'S AND DON'TS OF
RENTING

OKAY...

- So you have seen a place you like. Yay! That's great!
- If you cannot view in person, request a **live virtual tour (Zoom/FaceTime)** and verify the landlord's identity.





OBLIGATIONS... RESPONSIBILITIES... RIGHTS...

3

- Since you are moving to a new country, you might not know what you are obliged and entitled to while renting.
- Your rights and responsibilities are protected under the **Ontario Residential Tenancies Act (RTA)**.



DO'S - BEFORE RENTING

- **DO** trust your instincts – if your first meeting with a potential landlord is not good, it's likely that you'll have problems with him or her and should not rent from them.
- **DO** provide references – if you can give the landlord references from a past job or tenancy, you have a better chance of being picked.
- **DO** know your rights and responsibilities under the [Ontario Residential Tenancy Act](#)
- **DO** ensure you receive the **Ontario Standard Lease** (required by law for most rentals).



DO'S - BEFORE RENTING

- **DO** have everyone who will be living with you sign the rental agreement.
- **DO** ask your landlord to cross off any parts of your rental agreement that you want changed. (e.g: agreement says "no pets", but your landlord is letting you have a cat). Both you and your landlord have to write your initials next to any changes on your rental agreement.



DO'S - BEFORE RENTING

- **DO** get your landlord's name, address, and phone number, even if you are not dealing with them directly (ie: dealing with a property manager or caretaker instead). This information is essential when dealing with repairs, emergencies, etc. And...Think twice before renting from anyone who does not want to give you this information!



DO'S - BEFORE RENTING

- **DO** document the condition of the unit before moving in.
 - Take photos/videos of:
 - Walls, floors, appliances
 - Any existing damage
 - In Ontario, a formal inspection report is **not required by law**, so keeping your own records is very important.
- Check to see if anything is already broken (e.g.: doors, windows, appliances, etc.) and for black mold. Make sure that all these things are written down as part of your lease agreement, and that you get an original copy- your landlord has 7 days to give it to you



DON'TS - BEFORE RENTING

- **DON'T** – sign an agreement or pay a deposit unless you are absolutely sure you want to move into the place.
- **DON'T** provide your **SIN (Social Insurance Number)** — it is not required for renting. Landlords may request: Proof of income , Credit check (with consent)
- **DON'T** pay unnecessary or suspicious fees. Application fees are **not common in Ontario** — verify legitimacy before paying anything.



DON'TS - BEFORE RENTING

- **DON'T** sign any tenancy agreement that you don't completely understand, or have not fully read. Ask for as many clarifications as you need.
- **DON'T** sign any document about the condition of the unit unless you have verified it yourself and documented any issues.



DO'S - ONCE YOU HAVE RENTED

- **DO** know what kind of tenancy agreement you have with your landlord.
- **DO** make sure you know what your rent covers (ie: heater and water only, parking not included, etc.), and that this is indicated in your rental agreement.
- Ensure your lease clearly states:
 - Rent amount
 - Utilities included/excluded
 - Parking fees (if applicable)



DO'S - ONCE YOU HAVE RENTED

- **DO** get written permission from your landlord if you want to make improvements to your place (e.g: paint your walls). If you don't get permission, you might have to pay again later for additional costs (e.g: pay to get walls repainted).
- **DO** get everything in writing – for any notices, receipts, and any cleaning or repairs that your landlord agrees to doing. If you don't have a paper copy, it's your word against theirs.
 - Emails and text messages are acceptable forms of written communication, keep records.



DO'S - BEFORE MOVING OUT



- **DO** make sure that you complete another inspection report with your landlord right after you have moved out. Your landlord has 15 days to give you a copy of the report.
- If you qualify to receive a portion or all of your damage deposit back, the landlord has 30 days to give it to you.
- You should get your full damage deposit back if:
 - you have not caused any damage to the place,
 - you have cleaned everything in the suite/house for the new tenant (if you're not sure what to clean, ask for a list from your landlord), and
 - you have given written notice (30 days) to your landlord that you're moving out, get them to SIGN the notice, and keep a copy for yourself—**sometimes you need this proof in case your landlord is dodgy and says that they weren't properly notified!**



OBLIGATIONS

- Paying last month's rent secures the unit.
- If you decide not to move in, you may still be responsible unless the landlord finds another tenant.
- BUT if you didn't move in because of risk to your health or safety, you will need proof (e.g.: take photos, ask health inspector to come see the place).



OBLIGATIONS

Landlords may charge for:

- Replacement keys
- NSF (bounced payment) fees (reasonable amount)
- Optional services (e.g., parking)
- They **cannot charge illegal fees** such as:
 - Damage deposits
 - Cleaning fees (unless agreed after tenancy)



OBLIGATIONS

- You have to pay rent the first day of every month.
- Rent is typically paid monthly via:
 - E-transfer (most common)
 - Post-dated cheques
- Always keep proof of payment.
- Your landlord can increase your rent but only once every 365 days and must give you a 90 days written notice of the increase.



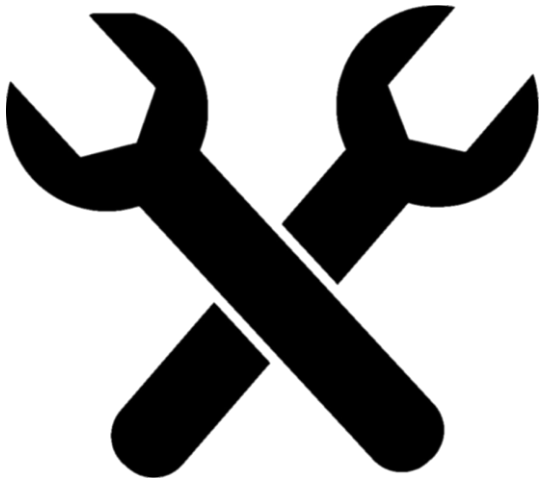
RESPONSIBILITIES

- Keep your place clean and notify the landlord of any repairs that need to be done, or any other problems (e.g: mice, cockroaches, or bedbugs).
- You are responsible for any damage you or your guests do, even if it's an accident
- You are not responsible for regular wear and tear (ie: what happens to a place over time with normal use, such as the wearing out of carpets).
- Pest issues (bedbugs, cockroaches) must be handled by the landlord.



RESPONSIBILITIES

- If something needs to be repaired, tell your landlord right away even if the repair is not important to you. Do it in writing (including the date that you talked to them) and keep a copy for yourself.
- Because... if you don't tell your landlord about the problem and it gets worse, you could be held responsible.



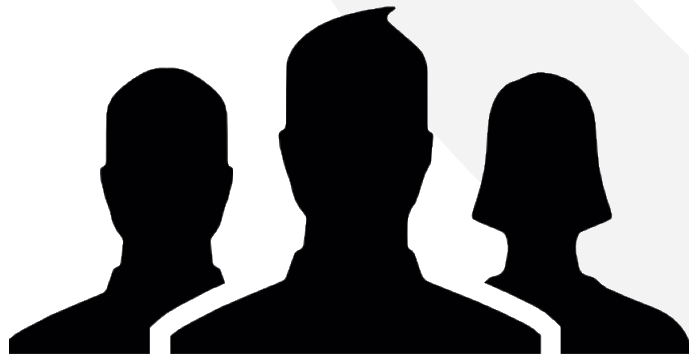


RESPONSIBILITIES

- Your landlord has to post the name and phone number of an emergency contact person in a location that is easily accessible. If you need an emergency repair, you need to try to contact this person twice before you can hire someone else to do the repairs and expect to be reimbursed when you present copies of your receipts.
- If repairs are not completed:
- File a complaint with the **Landlord and Tenant Board (LTB)**
 - Do NOT withhold rent without legal guidance, this can lead to eviction.

RESPONSIBILITIES

- You are allowed to have guests, but must comply with:
 - Noise bylaws
 - Occupancy limits (if specified in lease)
- Although you have a right to have guests in your home, your landlord may object if they stay too long and appear to be living with you. Check your lease agreement to see if it has a clause about the number of occupants allowed under the agreement. If there is, the landlord might want to raise your rent.



RIGHTS

- All tenants are entitled to “peaceful enjoyment” in their home, which means that the landlord should not behave in a way that interferes with your daily use of your home, or allow other tenants or employees to unreasonably disturb you.
- If your landlord or someone else in the building is disturbing you in an unreasonable manner, write a letter telling the landlord about the behavior that is bothering you, and ask the landlord to stop it. Keep a copy of your letter.



RIGHTS

- Your landlord can only enter your place if:
 - The time is between 8 am and 8 pm (except emergencies)
 - It's an emergency (e.g.: fire, flood)
 - Your landlord has given you written 24 hrs. notice with date, time, and reason
 - You have abandoned the place
 - Your landlord knocks on your door, and you say it's ok to come in (BUT you have the right to say "no" and ask for written notice)
 - You have already told your landlord that they can come in for a certain reason



RIGHTS

- If your landlord is entering your place illegally, you should:
 - Talk to your landlord about your privacy
 - Write a letter telling your landlord that the law requires them to give you written 24 hrs. notice of entry, AND entry is only for purposes allowed by the Residential Tenancies Act.
 - Keep a copy of this letter and collect proof if you suspect your landlord is entering your suite illegally (witnesses are very helpful)
 - You may file a complaint with the **Landlord and Tenant Board (LTB)** if violations continue.



RENTING IN LONDON

- You are now prepared to rent safely and confidently in London.
- Always:
- Know your rights
- Keep documentation
- Verify landlords and listings
- Next: *Planning Your Arrival and Transportation*

