

# RESIDENTIAL TENANCY AGREEMENT

THIS AGREEMENT made effective as of the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

BETWEEN:

[LEGAL NAME OF LANDLORD]  
[address for service]  
(the "Landlord")

- and -

[LEGAL NAME(S) OF TENANT(S)]  
[address]  
(the "Tenant")

## 1. Address of Rental Premises

The rental premises (hereinafter referred to as the "Rental Premises") is a [choose the appropriate option]: single family dwelling / unit in a duplex, triplex or fourplex / an apartment in an apartment building] located at:

\_\_\_\_\_ (apt. or suite no.), \_\_\_\_\_ (street address)  
\_\_\_\_\_ [city], Ontario, \_\_\_\_\_ (postal code).

## 2. Term

The term of this Agreement shall be as follows: [choose applicable option and delete the other]

Week-to-week tenancy commencing on \_\_\_\_\_ [insert date]  
Month-to-month tenancy commencing on \_\_\_\_\_ [insert date]

## 3. Rent

The rent for the Rental Premises shall be \$\_\_\_\_\_ per [week / month], and shall be payable in advance on or before the first day of each [week / month]. The first [week's / month's] rent shall be payable on \_\_\_\_\_ [insert date].

## 4. Rental Increases

The Landlord and Tenant acknowledge that the rent will not be raised more often than once every twelve (12) months and that any increase shall be in accordance with the annual provincial guideline unless the parties enter into an agreement for an increase in accordance with the *Tenant Protection Act*.

## 5. Rent Deposit

The Tenant shall pay to the Landlord, upon execution of this Agreement, a deposit (the "Deposit") in the amount of one [week's / month's] rent, which shall be applied by the Landlord to the last [week's / month's] rent. The Landlord agrees to keep the deposit during the tenancy and pay interest on it at the rate of six percent (6%) in accordance with the *Residential Tenancies Act*.

## 6. NSF Cheque Charge

The Tenant agrees to pay the actual costs incurred by the Landlord in connection with any rent cheque which is dishonored by the Tenant's bank for whatever reason.

