

Reviewing and Summarizing Your Lease

Make sure that the rules in the lease are legal for your housing situation. Just because something is written in a lease does not mean it is legally binding. Lease agreements usually have a section called “Terms and Conditions”. This section sets out the rules of your tenancy. Use the list below to help find the applicable rules in your lease and highlight any you deem important. Contact [Durham Legal Community Clinic](#) if you have any questions or concerns about your lease. You can also read up on [Community Legal Education Ontario's](#) information around tenant rights, responsibilities, and protecting yourself.

Remember that if you break any of the rules in a lease, you could be charged extra fees or even evicted. If you are working with a support worker, consider reviewing the lease with them.

The Lease: Paying for my Apartment	
How long is my lease?	
What happens when my lease expires?	
Lease Start Date:	Lease End Date:
How much rent do I pay each month?	
If you receive a rent supplement, write the total amount and amount you are responsible for.	
Total Monthly Rent: \$	
My Portion: \$	
When is my monthly rent due?	
Due Date:	
Who do I pay it to (official name) and where do I send my rent payment?	
Who:	
Where:	
How much is the last month's rent?	
Last Month Rent: \$	
If the rent is late, is there a late fee? How much is it and when will it be charged to me? Check with your local legal services to see if this is permissible.	



Late Fee: \$
Due Date:
If my cheque bounces, does that mean it's a late payment?
When can the landlord start the eviction process if the rent is not paid?
What utilities do I have to pay (and when)? <ul style="list-style-type: none"> ○ Hydroelectricity ○ Water ○ Gas ○ Other (e.g. cable, internet, maintenance)
Although not required, what else have I agreed to pay? (e.g. extra charge for parking, basement storage locker, laundry access, key deposit, or service fee if my cheque bounces?)
If I want to move out, how soon do I have to tell my landlord? What happens if I want to move before my lease period is complete?
The Lease: Rules for my Apartment
What are the rules about noise?
Who is responsible for maintaining smoke detectors? Are there any safety rules I am expected to follow?
What pets are allowed? (e.g. kind of pet, number of pets, size of pets, access to communal space) You should find out if this rule is enforceable given the type of housing you will be living in.
Are there rules about how I must do my house cleaning or garbage disposal/recycling? Do I have to do any yard work?
What happens if something breaks (e.g. refrigerator, toilet) or someone damages my apartment? What should I do?
Can the landlord come into my apartment anytime he or she wants to?
What are the rules about someone living with me? How long can someone visit me (if they aren't living with me)? Check with legal services to see if this is enforceable given where you are living.
What happens if there is a police officer called to my apartment or someone in my household is arrested?



Has the landlord included a clause about smoking and/or illegal drugs? What is likely to happen if someone smokes or uses illegal drugs in my apartment?

