



Housing Services Notice

Date: February 8, 2018

HSN#: 2018-04

This applicable legislation/policy is to be implemented effective this date by the housing provider(s) under the following programs:

Please note, if your program is **not checked**, this change is **not applicable** to your project.

- Federal Non-Profit Housing Program
 - Federal Section 26/27 Housing Program
 - Federal Urban Native Non-Profit Housing Program
 - Private Non-Profit Housing Program
 - Municipal Non-Profit Housing Program (Pre-1986)
 - Local Housing Corporation
 - Rent Supplement Programs
 - Nipissing District Housing Registry
 - Investment in Affordable Housing Program
 - Canada-Ontario Affordable Housing Program
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Subject: New Mandatory Standard Lease

Reference:

- *Ministry of Housing Social Housing Notification Release 18-04 - Residential Tenancy Agreement (Standard Form of Lease)*

Background:

Ontario is introducing a new, simple standard lease that will be mandatory for private residential leases signed on or after **April 30, 2018**, including tenancies in single and semi-detached houses, apartment buildings, rented condominiums and secondary units (such as basement apartments).

Currently there is no standardized form for rental agreements between landlords and tenants in Ontario. The new lease form is written in easy-to-understand language and is templated to

capture basic information such as names and addresses, the total rent and when it's due, and any rules or terms about the rental unit or building. It also outlines the rights and responsibilities of both tenants and landlords, and explains what can (and cannot) be included in a lease. For example, landlords cannot ban guests or pets.

Landlord's Responsibility

The new standard lease will be mandatory for private residential leases signed on or after April 30, 2018.

Additional Information:

- The form is required for most new private market residential tenancies entered into on or after April 30, 2018, including tenancies in single and semi-detached houses, apartment buildings, rented condominiums and secondary units (such as basement apartments).
- It does not apply to most social and supportive housing, retirement and nursing homes, mobile home parks and land lease communities, or commercial properties. The government is planning to develop separate standard leases to address the unique needs of other types of residential tenancies.
- A standard lease guide will be available in 23 languages by April 30, 2018.

Kathleen Gallagher

705-474-2151 ext. 3169

kathleen.gallagher@dnssab.ca

Dan Malette

705-474-2151 ext. 3149

dan.malette@dnssab.ca

Bill Guilfoyle

705-474-2151 ext. 3351

bill.guilfoyle@dnssab.ca

Tyler Venable

Acting Supervisor, Housing Services,
DNSSAB

Attachments : Residential Tenancy Agreement (Standard Form of Lease)