

Securing a Lease:

What to Look for in a Lease

Many landlords ask tenants to sign a lease. A lease is a document that both the landlord and tenant sign that provides information about both parties and what they agree on happening during the time of the tenant living at the unit.

The Ontario Government has a standard lease that is available online. It's a good idea to review the standard lease before going to sign a lease to see if anything in the lease you are signing looks off or illegal.

It can be found <https://www.ontario.ca/page/guide-ontarios-standard-lease>

The standard lease generally has basic information about the tenant and landlord including:

1. The names of both tenants and landlord
2. The length of the lease
3. Who is included in the lease
4. The location of the unit
5. The price of the unit
6. What is included in the price of the unit
7. The cost of late fees
8. Amenities
9. Maintenance
10. Rules around pets and smoking
11. Where to park and cost of key replacements/who to call if you have an issue with keys
12. The landlords rights to access of the unit/ the tenants rights

Securing a Unit: Intent to Rent

An **Intent to Rent form** is a document used by social services and other programs that assist with rent and last month's rent. It informs the program of cost of rent, location of unit and information about the landlord. It is not a lease, but an agreement that you will be moving into the unit.

Depending on your source of income your Intent to Rent will go to a different agency/program.

For Assistance With Last Month's Rent

Source of Income	Program
Ontario Works	Ontario Works Worker
Ontario Disability Support Program (ODSP)	Ontario Works Housing Stability Fund
Employed, but low-income	HSF—through Ontario Works
CPP/OAS	HSF—through Ontario Works
Child Tax Benefit	HSF—through Ontario Works
Employment Insurance/ CRB/ WSIB	HSF—through Ontario Works

To have your rent sent directly to your landlord contact your **OW or ODSP worker!**

An intent to rent form can be found on **page 95**