

RENTAL APPLICATIONS

WHAT THE LANDLORD CAN DO:

- ask for character and financial references
- confirm your identity

WHAT THE LANDLORD CAN'T DO:

- charge an application fee
- discriminate based on ancestry, race, colour, perceived race, nationality, place of origin, religion, creed, disability, sex, sexual orientation, gender identity, family status, marital status, pregnancy, or because you're receiving social assistance
- discriminate on the basis of age, unless you are under 18 or the accommodations are exclusively for people over 55

SECURITY DEPOSITS

PAYING YOUR DEPOSIT:

- can be as much as one month's rent
- payable in two installments, half when you agree to rent and the second half two months after moving in

GETTING YOUR DEPOSIT BACK:

- other than reasonable wear-and-tear, you must leave the place clean and undamaged
- return all keys
- provide a forwarding address

DISPUTES:

- to dispute a landlord's claim to your deposit, contact the Office of Residential Tenancies

PRIVACY

YOUR RIGHT TO REASONABLE PRIVACY INCLUDES:

- freedom from unreasonable disturbances
- use of the common areas for reasonable and lawful purposes
- having guests

YOUR LANDLORD HAS A RIGHT OF ACCESS:

- when you have given permission
- if there is an emergency
- if the rental unit appears abandoned
- for reasonable purposes, provided you are given 24-hours' written notice
- shorter notice can be given when your place is being shown to a prospective renter

MOVING OUT

YOU CAN END A TENANCY:

- by letting the lease come to an end
- with one month's notice, if you rent month-to-month
- immediately if the landlord has breached a material part of the rental agreement

THE LANDLORD CAN END A TENANCY:

- by letting the lease come to an end, but they must give two months' notice
- immediately if rent is unpaid for 15 or more days
- with one month's notice in many other situations

LEARN MORE

This is just an overview of some rules about renting a home.

For more information, check out plea.org/housing.

PLEA acknowledges the financial support of the Department of Justice Canada towards the development and printing of this resource.

Canada 



Legal Information for Everyone

teachers.plea.org



THE RIGHTS CARD