

Some questions and answers for renting a house/apartment, etc.

ENJOY - K - 930

Q - What is a security or damage deposit?

A - A security or damage deposit is money given to the landlord to make sure that the tenant pays his rent and does not damage the rented property.

Q - What is good about renting?

A - Renting means fewer responsibilities.

Q - Why is renting sometimes easier than buying a home?

A - Renting saves the cost of down payment which is required when buying a house.

Q - What is one advantage of renting?

A - Renting saves us from costly repair bills.

Q - What is one advantage of renting an apartment?

A - Renting an apartment allows me to use facilities like sauna and swimming pool which I can't afford to have at home.

Q - What is one type of tax you do not have to pay if you rent?

A - If we rent we do not have to pay property taxes directly to the city or municipality. However, the cost of the property tax is built into the rent payment so renters do pay property tax indirectly.

Q - What must a renter do when he rents?

A - He has to pay his rent on time.

Q - What does a renter have to do when he rents?

A - He must repair what he breaks carelessly.

Q - What is one duty of an apartment renter?

A - An apartment renter must not disturb other people in the building with loud music or noise.

Q - What does a landlord have to do?

A - He must keep the rented property in good repair.

Q - What is one duty of a landlord towards his tenants?

A - He must keep the property free from dangerous situations.

Q - Does a tenant have to obey rules made by the landlord?

A - Yes, a tenant has to obey the rules his landlord makes.

Q - How much notice must a landlord give a tenant before raising the rent?

A - The landlord must give 60 days notice in writing before he can raise the rent.

Q - What is a lease?

A - A lease is a rental agreement between the landlord (owner of the property) and the tenant (occupant of the property). It outlines the rights and duties of the landlord and the tenant and often specifies the minimum rental period for the tenant.

Q - How long is the usual lease period?

A - A lease usually extends for a fixed period of time. A one year lease is common in this area or one may elect a month to month occupancy instead.

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Q - Can a tenant leave before the lease expires?

A - If the tenant moves out before the lease is up, he is still responsible for the full amount of rent. However, he can sublet the premises with the landlord's approval.

Q - When does one give notice to end a tenancy agreement?

A - If renting on a weekly or monthly basis, notice to end the tenancy should be given a few days before the day the final rental payment is due. For example, if you wish to end a monthly tenancy agreement on Nov. 30, and the rent is due on the first day of each month, the notice would have to be given by October 31.

Q - Can a landlord end a lease during the winter months?

A - Yes, he can end a lease during the winter months.

Q - Can a landlord refuse to rent to anyone?

A - A landlord cannot refuse to rent because of race, religion, place of origin or sex.

Q - If one has any questions about tenancy regulations, where can he go to have his questions answered?

A - The Landlord Tenant Advisory Bureau will answer any questions and complaints about tenancy regulations. The telephone number and address are as follows:

Landlord and Tenant Advisory Bureau
69 Adelaide Street, East, 3rd Floor
Toronto, Ontario
(Telephone: 367-8572)

In Toronto, Tenant Hot Line provides information and help for any tenant that calls the phone number - 656-5500.

Q - What does it mean if an advertisement for an unfurnished house or apartment states that it is "equipped"?

A - It means that it has a stove and refrigerator.

Q - Can the tenant take along the stove and the refrigerator with him when the lease is up?

A - No, the stove and refrigerator have to stay. They belong to the house or apartment.

Q - Does a tenant have to pay for the heat, electricity or gas?

A - If a tenant rents a whole house, he usually has to pay for heating it, while rent for apartments or flats nearly always includes heat. In most cases he must pay electricity and gas bills.

