

LANDLORD GUIDE

LEASING YOUR HOME IN ONTARIO

A step by step guide for condo and house owners

Leasing your home can be a smart way to earn income and build long term wealth, but the details matter. The right price, the right tenant and the right lease protect your property and your peace of mind. Here's how to lease your home the right way in Toronto and the GTA.

01 BEFORE YOU LIST: CHECK THE BASICS

- **Your mortgage:** some mortgages have conditions about renting. Check your terms or call your lender.
- **Your insurance:** a regular homeowner policy usually won't cover a rental. Switch to a landlord (rental dwelling) policy before your tenant moves in.
- **Condo rules:** read your condo's declaration and rules for any leasing restrictions, move in booking and elevator rules. Within 10 days of signing a lease, Ontario's Condominium Act requires you to notify the condo corporation.

02 PRICE IT RIGHT

Rent that's too high leaves your home sitting empty, and every empty month costs you. Rent that's too low leaves money on the table for the whole term. I price using recent leases of similar homes nearby, adjusting for size, layout, parking, locker, view, finishes and what's included.

03 GET IT READY TO SHOW

Renters decide quickly. A deep clean, fresh paint where needed, working lights and appliances, and clear counters make a big difference. Bright, clear photos are what get the showing requests.

04 MARKETING AND SHOWINGS

Your home goes on the MLS® and REALTOR.ca, reaching thousands of agents and renters across the GTA. I book and attend showings, answer questions and follow up with every interested renter. If you have a current tenant, remember they're entitled to 24 hours' written notice before a showing, between 8 a.m. and 8 p.m.

05 SCREENING TENANTS

A strong application usually includes:

- A completed rental application
- A credit report
- An employment letter and recent pay stubs

- References, including past landlords
- Government issued ID

Screening must follow Ontario's Human Rights Code, so decisions need to be based on the application, not on personal characteristics. I'll walk you through every offer so you can choose with confidence.

06 THE LEASE AND DEPOSITS

- **Standard Form of Lease:** required for most residential tenancies in Ontario. Additional terms (for example tenant insurance, utilities or no smoking) can be added if they don't conflict with the Residential Tenancies Act.
- **Last month's rent deposit:** allowed, and you must pay the tenant interest on it each year at the rent increase guideline rate.
- **Key deposit:** allowed if it's refundable.
- **Not allowed:** damage or security deposits, and you can't require post dated cheques.

07 MOVE IN DAY

Do a walk through together and take dated photos of every room. Hand over the keys and fobs, confirm who pays which utilities, collect proof of tenant insurance if it's in the lease, and book the elevator if it's a condo.

08 DURING THE TENANCY

- **Entering the unit:** 24 hours' written notice, between 8 a.m. and 8 p.m., except in an emergency.
- **Rent increases:** at most once every 12 months, with at least 90 days' written notice. Units first occupied after November 15, 2018 are exempt from the annual guideline; older units must follow it.
- **Ending a tenancy:** tenants on a month to month basis give 60 days' notice. A landlord can only end a tenancy for reasons set out in the Residential Tenancies Act, through the Landlord and Tenant Board.
- **Taxes:** rental income has to be reported. Speak with an accountant about expenses you can deduct.

TYLER'S TIP

Not sure what your home will rent for? Get a free rental estimate at tylerkoeller.com, prepared personally from recent leases in your area.



TYLER KOELLER

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Thinking of leasing your home in Toronto or the GTA? Let's talk. I reply within 24 hours.

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This guide provides general information only and is not legal, tax or financial advice. Ontario rules and guideline rates change, so confirm details with a lawyer, paralegal, accountant or the Landlord and Tenant Board for your situation. Not intended to solicit landlords or tenants currently under contract. Re/Max Premier Inc. Brokerage International, 9100 Jane St., Building L, Suite 77, Vaughan, ON L4K 0A4.