



## Advice for **FIRST-TIME RENTERS**

Moving into your first rental unit? Check out these tips for first-time renters.

### **BE CAREFUL WITH DEPOSITS**

In Ontario, your landlord can ask you to pay your first month's rent and a last month rent deposit. You may also have to pay a refundable key deposit. Note that damage deposits are illegal.

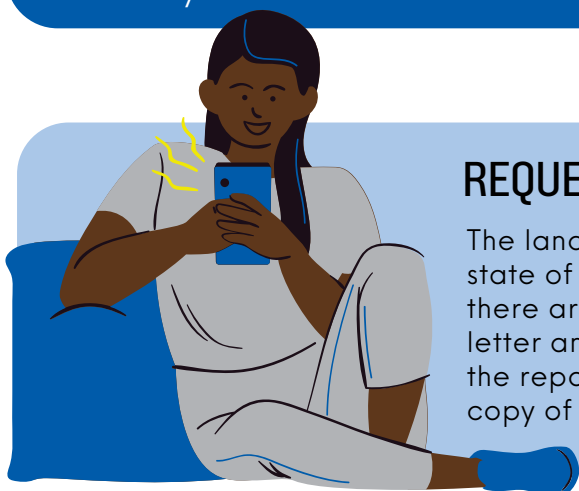


### **DOCUMENT INTERACTIONS WITH YOUR LANDLORD**

Save all documentation related to your tenancy, including a copy of your lease, rent receipts, and any communications you have with your landlord. It also helps to take pictures of the state of the unit before moving in.

### **24 HOUR NOTICE FOR ENTRY**

If your landlord needs to enter the rental unit (unless it is an emergency) they must give you 24 hours written notice. The notice should specify the date, time and reason for entry.



### **REQUESTING REPAIRS AND MAINTENANCE**

The landlord is obligated to keep your unit in a good state of repair, even if the lease states otherwise. If there are problems with your unit, write your landlord a letter and explain what the problem is. Ask them to do the repair as soon as possible. Make sure you keep a copy of your letter.

### **IF YOU RECEIVE AN EVICTION NOTICE**

Receiving a notice of eviction does not mean you have to move out. You have the right to contest the eviction at a hearing at the Landlord and Tenant Board. A Board member will listen to you and your landlord and then make a decision. This decision may or may not result in an eviction.



Advocacy Centre for Tenants Ontario | Tenant Duty Counsel Program

For more tenant tips visit [www.acto.ca](http://www.acto.ca)