RED-FLAG HUNT · HOUSING · ON · BC · QC

Lease red-flag hunt

Eight invented lease lines from Ontario, BC and Quebec. Which ones break the province's own rules?



HOW TO PLAY

1. Read the lease line and note the province tag. Each province has its own rules.
2. Find the matching rule in the window. Write its letter, then RED FLAG or OK.
3. Colour the pane orange for a red flag or green for OK.

1 BC **"Security deposit: one full month's rent, $1,600."**
Rule letter: _____ Red flag / OK: _____

2 BC **"Monthly pet fee: $50."**
Rule letter: _____ Red flag / OK: _____

3 BC **"Pet damage deposit: $700." Rent is $1,600.**
Rule letter: _____ Red flag / OK: _____

4 QC **"Tenant gives 12 postdated cheques when signing." (Required, not agreed.)**
Rule letter: _____ Red flag / OK: _____

5 QC **"Key deposit: $100."**
Rule letter: _____ Red flag / OK: _____

6 ON **"No overnight guests and no pets."**
Rule letter: _____ Red flag / OK: _____

7 ON **"Rent rises 5% in 2027." A regular apartment the guideline covers.**
Rule letter: _____ Red flag / OK: _____

8 ON **The landlord gives you Ontario's standard lease form.**
Rule letter: _____ Red flag / OK: _____

Pprovince rule bank

- **A** **BC:** a security deposit can be no more than half of one month's rent.
- **B** **BC:** no pet fees beyond a pet damage deposit.
- **C** **BC:** a pet damage deposit is at most half of one month's rent.
- **D** **QC:** the lessor cannot require postdated cheques.
- **E** **QC:** no security deposit or other charge, such as a key deposit.
- **F** **ON:** landlords can't ban guests or pets.
- **G** **ON:** 2027 rent increase guideline is 1.9% for most tenants.
- **H** **ON:** most private landlords must use the standard lease.

1	2	3	4
5	6	7	8

◆ **Orange** = Red flag ● **Green** = OK

TRY THIS

Read your own lease with this sheet beside it. Highlight any line you'd want to ask about, then check your province's page.

CHECK

Exceptions exist. Ontario says many rent rules don't apply to some rentals, such as college and university residences. Check the page for your type of rental.

WHAT THIS SHEET LEAVES OUT

Other provinces, evictions, repairs, and residence contracts. For a real dispute, contact your province's tenancy board or a legal clinic.

WITH A PARTNER

Rewrite each red-flag line so it follows the rule. Compare your rewrites.

Sources (official pages, read on 2026-11-28): [1] BC, Tenancy deposits and fees: https://www2.gov.bc.ca/gov/content/housing-tenancy/residential-tenancies/starting-a-tenancy/deposits-fees (checked 2026-11-28). **[2]** Tribunal administratif du logement (Quebec), Paying the rent: https://www.tal.gouv.qc.ca/en/being-a-lessee/paying-the-rent (checked 2026-11-28). **[3]** Ontario, Renting in Ontario: your rights: https://www.ontario.ca/page/renting-ontario-your-rights (checked 2026-11-28).