Renting in Ontario: before you sign and move in

A Ontario version of our renting checklist: what to check before you sign, what to keep, and the official rules on deposits and leases from the provincial page.

NAME _____ DATE _____

ADDRESS _____ LANDLORD OR MANAGER _____

MONTHLY RENT _____ DEPOSIT PAID AND DATE _____

BEFORE YOU SIGN AND ON MOVE-IN DAY

- [ ] Saw the unit in person or by live video
- [ ] Landlord's identity and ownership checked
- [ ] Lease read in full; copy kept
- [ ] Lease is on Ontario's standard lease form
- [ ] Any rent or key deposit written in the lease
- [ ] Receipt for every payment
- [ ] Move-in condition inspection done and signed, with photos
- [ ] Tenant insurance arranged

Official rules for Ontario are on the provincial page in the sources. They change; check before you sign.

SOURCES (CHECKED 2026-11-26)

Ontario says landlords of most private residential rental units must use the standard lease template for all new leases.
https://www.ontario.ca/page/renting-ontario-your-rights (checked 2026-11-26)
Ontario's guide to the standard lease says a rent deposit cannot be used as a damage deposit, and the law limits rent and key deposits.
https://www.ontario.ca/page/guide-ontarios-standard-lease (checked 2026-11-26)