Roommate agreement template

Agree on the basics in writing before move-in. This sits alongside your lease, not instead of it.

NAME _____ DATE _____

AGREEMENT

- [ ] Address: [address] · Lease holder(s): [names]
- [ ] Rent: each person pays [amount] by [date] to [who], by [method]
- [ ] Utilities and internet: split [how], paid by [who]
- [ ] Deposit: who paid how much: [names and amounts]
- [ ] Quiet hours: [times]
- [ ] Guests: [overnight guest rule]
- [ ] Cleaning: see the chores rota
- [ ] Shared food: [what is shared and how it is split]
- [ ] Moving out early: [notice to roommates, and finding a replacement only if the lease allows it]
- [ ] Signed: [names and dates]

Replace every [bracket] with your own words.

SOURCES (CHECKED 2026-11-26)

Check current details on the official page. https://www.ontario.ca/page/renting-ontario-your-rights (checked 2026-11-26)
Check current details on the official page. https://www2.gov.bc.ca/gov/content/housing-tenancy/residential-tenancies/starting-a-tenancy/deposits-and-fees (checked 2026-11-26)
Check current details on the official page. https://www.cmhc-schl.gc.ca/consumers/renting-a-home (checked 2026-11-26)