

Ontario Residential Tenancy Agreement (Standard Lease – Mock Draft)

This draft is based on the Ontario Residential Tenancies Act, 2006. It is intended for educational and demonstration purposes only.

1. Parties to the Agreement

Landlord Name:	Sarah Johnson
Landlord Address:	123 Queen Street, Toronto, ON M5V 2A5
Tenant Name:	Michael Green

2. Rental Unit Details

Rental Unit:	45 Maple Avenue, Unit 3B, Toronto, ON M4W 1H8
Type of Unit:	Apartment

3. Term of Tenancy

The tenancy begins on January 1, 2025 and ends on December 31, 2025.

4. Rent Details

Monthly Rent:	\$1,950
Payment Due:	1st day of each month
Payment Method:	E-transfer to landlord's email
Deposit:	Last month's rent (\$1,950)

5. Utilities

Included Utilities:	Water, Heat
Excluded Utilities:	Hydro, Internet

6. Additional Terms and Rules

Smoking is not permitted in the rental unit. Pets are allowed as per Section 14 of the Residential Tenancies Act. Tenant agrees to maintain cleanliness and comply with condominium by-laws where applicable.

7. Signatures

Landlord Signature: _____ Date: _____

Tenant Signature: _____ Date: _____

Disclaimer: This is a mock draft created for demonstration purposes only. It does not constitute legal advice or a binding document.