

# **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.