

Landlord Connect

March 2018

Landlords in Ontario must now use the new Standardized Lease Template

As part of the Rental Fairness Act legislated in 2017, Ontario recently released the new Standardized Lease Template. Aimed at reducing confusion and miscommunication between landlords and tenants, the template must be used for private residential leases signed on or after April 30, 2018.

The lease template provides information on what can legally be included in tenancy agreements, as well as any clauses that may be voided under the Residential Tenancies Act, such as the banning of pets or guests. Basic information such as rent amount and schedule, rental unit address and the contact information of the landlord are also captured in the template.

Other types of housing such as supportive housing, social housing, retirement homes and nursing homes are exempt from using the Standardized Lease; Ontario will release similar templates geared towards these specific kinds of housing in the near future. [Click here for full details about the new lease template.](#)

A Standard Lease Guide will be available in 23 languages by April 30. [Please click here to access the template.](#)

Open Door Program

The Landlord Connect Facilitator attended an information session on the Open Door Program, administered through the City of Toronto's Affordable Housing Office. This program aims to accelerate affordable housing construction by:

- Providing city financial contributions including capital funding and fees and property tax relief
- Fast-tracking planning approvals
- Activating surplus public land

Anyone who wants to construct a new rental building can apply to this program. Those selected will have all municipal build-related fees waived. See below for the eligibility criteria:

- 20% of your build must be "affordable rents," which in this case are defined by

Landlord Connect

March 2018

the City as new housing where the total monthly shelter cost (gross rent including heat, hydro, hot water but excluding parking, internet/cable) is at 100% or less than Toronto market rent. Affordable Market Rent maximums are detailed below:

Unit Type	AMR	Utility Allowance
Bachelor	\$1019	\$85
1 bdrm	\$1202	\$85
2 bdrm	\$1426	\$119
3 bdrm	\$1595	\$137

- These affordable rents must be provided for a minimum of 25 years.
- There must be a landlord-tenant relationship that falls within the Residential Tenancies Act (eg. the tenant cannot share a bathroom or kitchen with the landlord). In non-profit housing co-operatives, members must fall within the Co-operative Corporations Act.
- Organizations chosen for the program must follow the City's requirements for tenant selection, which includes income verification, reporting and overall administration of affordable rental homes.

Private applicants are encouraged to partner with non-profit organizations. The City of Toronto has identified 19 public sites for building affordable mixed-use homes.

Existing rental units, including rooming houses, can apply but will only be considered if they will be lost or shut down otherwise. (Toronto Renovates project may be more beneficial in these cases.)

Support services such as rent subsidies can be layered into your proposal.

[Full details are available here.](#)

Landlord Connect

March 2018

Landlord Self Help Centre seeking a new Board Member

Do you have experience and expertise in law, finance, human resources or governance and want to help support small landlords in Toronto? If so, consider applying to be a volunteer Board member for the Landlord Self Help Centre! The position entails attending Board meetings, engaging in strategic engagement and stakeholder relationships and working as part of a team. [Please click here for full details.](#)

Post Your Vacancies on Landlord Connect!

As a member of Landlord Connect, you can post your rental units on our website at no cost. Visit www.landlordconnect.ca to login and manage your postings, or call the program facilitator at 647-258-9981 for assistance. Know another landlord? Tell them about Landlord Connect.