Rental Application (Ontario)

Free tenant application form. Fill in, print or save, and send with your documents.

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1. RENTAL UNIT

Address and unit number applied for | Monthly rent $ | Move-in date | Lease term

2. APPLICANT 1

Full legal name | Date of birth (for credit check) | Phone | Email

Current address | How long? | Current rent $ | Current landlord name and phone

Employer / school | Position | How long? | Monthly income $ | Employer contact phone

3. APPLICANT 2 (CO-APPLICANT, IF ANY)

Full legal name | Date of birth (for credit check) | Phone | Email

Current address | How long? | Current rent $ | Current landlord name and phone

Employer / school | Position | How long? | Monthly income $ | Employer contact phone

4. PREVIOUS ADDRESS (LAST 2 YEARS)

Previous address | From - to | Landlord name and phone

5. HOUSEHOLD

Names of all other people who will live in the unit | Pets (type and number) | Vehicles / parking

Other income or support (optional) and monthly amount | Guarantor name and phone (if any)

6. REFERENCES

Reference 1: name, relationship, phone | Reference 2: name, relationship, phone

7. CONSENT AND DECLARATION

I/We confirm the information above is true and complete. I/We authorize the landlord or their agent to verify it and to obtain a consumer credit report using my/our name, date of birth and address. A Social Insurance Number is not required and is not requested on this form.

Applicant 1 signature (sign in ink) | Date (YYYY-MM-DD) | Applicant 2 signature (sign in ink) | Date (YYYY-MM-DD)

Renter's Checklist (Ontario)

What to bring, what a landlord can and can't ask, and the only deposits that are legal.

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Bring to the viewing

- [ ] **Photo ID** (driver's licence or passport). If a landlord wants a copy, ask how it will be stored.
- [ ] **Proof of income:** recent pay stubs or an employment letter. Students: a school letter or OSAP/funding proof.
- [ ] **Your own credit report.** Equifax and TransUnion let you check yours for free. Printing it shows you have nothing to hide.
- [ ] **Reference letter** from your current or past landlord.
- [ ] **Guarantor details** if your income or credit history is thin (new to Canada, students).
- [ ] **This form, filled in,** plus a copy for your records.

Know your rights

- [ ] **Landlords CAN ask** for income, employment, rental history, references, a credit check (with consent) and a guarantor.
- [ ] **Income must be weighed** together with rental history and credit, not on its own.
- [ ] **No fixed rent-to-income rule.** Refusing everyone whose rent is over 30% of income breaks Ontario human rights rules (subsidized housing aside).
- [ ] **Landlords CAN'T ask** about race, religion, family status, marital status, disability, age or sexual orientation, among other Code grounds.
- [ ] **Your SIN is optional.** A credit check works with name, date of birth and address.
- [ ] **Getting social assistance?** You can't be refused because of where your income comes from.

The only deposits that are legal in Ontario

A last month's rent deposit (no more than one month, used only for your final month, and it earns yearly interest at the rent increase guideline rate) and a refundable key deposit (no more than the replacement cost). Damage, pet and cleaning deposits and application fees are not allowed. Never pay before you've seen the unit and signed Ontario's Standard Lease.

Official sources: ohrc.on.ca (human rights and rental housing) | ontario.ca (Standard Lease, renting in Ontario) | tribunalsontario.ca/ltb