

Rental Agreement

RTA 2018: Section 7

The *Residential Tenancies Act* (RTA) defines the rental agreement as a written, oral or implied agreement between a landlord and a tenant in which the tenant is granted the right to use or occupy residential premises on the condition rent is paid.

Every rental agreement must include the information required in the standard rental agreement. Where an oral or implied rental agreement is entered into, the landlord is required to provide the tenant with a written form of the oral or implied agreement in a standard rental agreement form which must include the following:

- the correct legal names of the landlord and tenant
- the telephone number, electronic address and civic address of the landlord where documents may be received, delivered or served by the tenant (section 7(7)(a))
- the telephone number, electronic address and civic address of the landlord's agent where documents may be received, delivered or served by the tenant (section 7(7)(b))
- telephone and electronic address of the tenant where documents may be received, delivered or served by the landlord
- the civic address of the rental unit
- the date the rental agreement was entered into
- the statutory conditions identified in section 10 of the Act
- the date the tenancy starts
- the type of rental agreement: (i) week to week; (ii) month to month; (iii) fixed term
- the termination date of a fixed term tenancy
- the amount of rent payable for a specified period
- the day in the specified period (i.e. week, month) on which rent is due;
- the other terms and conditions including services, furnishings and other equipment or facilities included in the rental agreement
- the amount of any security deposit paid
- the date on which any security deposit was paid

A standard rental agreement form is located in Appendix A of the Guide for Landlords and Tenants and identified below for landlords or tenants to use and customize to meet their needs.

Form: [Standard Rental Agreement](#)

Landlord Must Provide Documentation

Once a rental agreement is entered into, the landlord is required to provide the tenant with the following within 10 days after the rental agreement is entered into:

- a copy of the *Residential Tenancies Act*, and
- a copy of any written rental agreement or documentation of an oral agreement containing the information required in the standard form rental agreement.

Tenant May Withhold Rent

Where a landlord does not provide the tenant with a copy of the Residential Tenancies Act and the written form of the rental agreement, the **tenant may withhold rent** until the documents are provided. Once the landlord provides the documents to the tenant, then all rent owed by the tenant is payable to the landlord.