

3.4 Rights and Responsibilities

Focus: research, writing cheques

Warm Up	
1. What date is 14 days after June 23?	2. What date is 60 days after March 15?
3. Which months have 31 days? _____ _____ _____	4. Without using a calculator, determine the following amounts. a) $900 \div 2 =$ _____ b) $900 \div 3 =$ _____ c) $900 \div 4 =$ _____
5. Calculate: a) 10% of \$800 _____ b) 1% of \$800 _____ c) 2% of \$800 _____	6. What is $12 \times \$800$?

Go to pages 45–50 to write definitions for **tenancy agreement**, **lease**, **landlord**, and **tenant** in your own words.

Tenants, Landlords, and Leases

- A **tenancy agreement** is a contract between a landlord and a tenant. It can be oral or written. A written agreement is also called a **lease**.
- The **landlord** provides the rental unit.
- The **tenant** pays rent to the landlord and lives in the rental unit.

Go to pages 112–113. Use **Skills Practice 5: Reading a Lease** to learn about the type of rental agreement tenants often sign.

1. Each statement in the chart on the next page is about the rights and responsibilities of landlords and tenants in Ontario. Record whether you think each statement is true or false.

Statement	True/False
a) Landlords and tenants must have a written lease.	
b) A landlord may charge a deposit for allowing someone to rent a unit.	
c) A landlord can refuse to rent to a person who has a pet.	
d) A landlord can ask a person applying for a rental unit to provide information about income or rental history.	
e) The landlord is responsible for maintaining the unit and ensuring that it is in a good state of repair.	
f) A tenant can withhold rent if the landlord isn't properly maintaining the building.	
g) If the tenant withholds rent, the landlord can give the tenant a notice of termination.	
h) The tenant is responsible for keeping the unit clean, up to the standard that most people consider normal cleanliness.	
i) The tenant is responsible for repairing or paying for any damage to the rental property caused by the tenant, their guests, or another person living in the rental unit.	
j) If a landlord provides heat, the landlord is required to keep the unit to at least 20 °C from September 1 to June 15.	
k) If a landlord provides air conditioning, the landlord is required to keep the unit at no more than 20 °C from June 15 to September 1.	
l) The landlord is required to update a rental unit with renovations like painting before a tenant moves in.	

- 2.** Go to www.mcgrawhill.ca/books/workplace12 and follow the links to the Landlord and Tenant Board. Research the answers for the statements in the chart. Correct any incorrect answers.

- 3. a)** Kendra has found an apartment that she wants to rent. The monthly rent is \$845. When she signs the lease, Kendra is required to pay the first month's rent plus a **deposit** equal to 1 month's rent. Calculate the total she must pay when she signs the lease.

A deposit is often referred to as paying "first and last month's rent."

- b)** Complete the cheque for the amount in part a). Date the cheque for the first day of next month. Make the cheque payable to "ABCDE Incorporated."

	191																

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- c)** Complete the cheque for the amount of 1 month's rent. Date the cheque for the first day of the month after the cheque in part b). This is known as a **post-dated cheque**.

	192																

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- d)** How much rent will Kendra pay in 1 year? _____
- e)** Kendra wishes to spend no more than 25% of her net income on rent. How much will she need to earn each year to meet her goal?

Go to pages 45–50 to write a definition for **post-dated cheque**.

- 4.** Go to www.mcgrawhill.ca/books/workplace12 and follow the links to the Landlord and Tenant Board. Research information about paying rent in Ontario. Fill in the blanks to complete the statements correctly. The statements are written in everyday English.
- a)** The landlord cannot increase the rent for a new tenant until _____ months after the tenant has moved in.
 - b)** The landlord is allowed to increase the rent once every _____ months.
 - c)** In order for a landlord to increase the rent, the landlord must give a written notice of rent increase to the tenant at least _____ days before the day the rent increase is to start.
 - d)** A landlord gives a notice to a tenant who pays rent monthly and is late with payment. The tenant has _____ days to pay before the landlord can file an application for an order to evict the tenant.
 - e)** A tenant who is persistently late paying monthly rent can be given a _____-day notice of eviction.

✓ Check Your Understanding

- 1.** The Landlord and Tenant Act outlines the rights and responsibilities of landlords and tenants in Ontario. Is there a reason that a landlord could ask tenants who have paid rent and maintained their unit to leave? Explain your answer.
