

TENANT ISSUES (INCLUDING ARREARS RENT)



TENANT RIGHTS & RESPONSIBILITIES

Discrimination

Discrimination can be difficult to prove. If you feel your declined application was for a discriminatory reason, call a local community legal clinic or the [Centre for Equality Rights in Accommodation](#) (CERA). CERA is an organization dedicated to ending discrimination and promoting human rights in housing.

Rent

The law says that a landlord may only ask for up to one month's rent in advance before you move in. Once you move in, any money you have paid the landlord in advance is usually applied to your last month's rent.

Leases

When you rent a place to live, you make a legal agreement with the landlord. The agreement is often a written contract, called a lease, which you and the landlord sign.

- Before you sign a lease make sure you understand everything it says
- Bring someone to help you read it, or call a [community legal clinic\(external link\)](#)
- Request a copy of the lease
- The landlord must give you his/her address and full name. Ask the landlord for his/her contact information

Deposits

Deposits are money given to a landlord to hold a rental unit.

- Do not give the landlord money unless you are sure you want to take the unit
- Make sure you get a receipt from the landlord for the deposit

Getting a deposit back can be very difficult and you should seek legal advice if this becomes a problem.

Repairs and Safety

Landlords are responsible for keeping units in good repair and for meeting all Halton and local municipal health, safety and property standards (as applicable). You should make sure the landlord has installed a **fully operational smoke detector** in your rental unit. This is a requirement of provincial law.

As a tenant, you are responsible for keeping the unit clean. Any damage done to the unit by either yourself or someone you allow into the building, is also your responsibility.

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Eviction

The [Residential Tenancies Act](#) allows a landlord to evict you for a number of reasons. With that said, there are certain steps the landlord **must** follow to issue an eviction notice.

If you receive an eviction notice, you do not have to move out. Contact a [community legal clinic](#) immediately for help with the matter.

PAYMENT OF RENT

Budgeting

Direct third-party payment of monthly rent is available through MCSS for individuals on OW and ODSP. This is highly recommended to ensure that rent is always paid first. Please refer to our Utilities Assistance document for more details.

Arrears Rent

Help with rental arrears may be available through the Halton Housing Stability Fund.

HALTON – Housing Stability Fund

Are you struggling to pay your housing costs? Afraid of eviction? Halton Region's Housing Stability program may be able to help you. This program will assess your eligibility for one-time assistance with basic housing expenses such as:

- Rental arrears (rent payments that are overdue)
- Last month's rent
- Utility arrears
- Moving/storage
- Furniture

The purpose of this program is to help people maintain their housing.

How to apply

Call 311 to discuss your situation and apply for this program.