



# TAILORED REALTY INC.

## BROKERAGE

### LANDLORD & TENANT GUIDE

#### ABOUT

Tailored Realty Inc. specializes in Residential, Commercial & Investment properties. We work closely with clients helping to buy, sell or lease Real Estate throughout the Greater Toronto Area.

#### JOIN OUR SOCIALS

##### INSTAGRAM:

[https://www.instagram.com/tailored\\_realty\\_inc/](https://www.instagram.com/tailored_realty_inc/)

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##### TWITTER:

[https://twitter.com/tailoredrealty\\_](https://twitter.com/tailoredrealty_)

#### CONTACT

204- 15 Harwood Ave. Ajax, ON  
L1S 2B9

[www.tailoredrealtyinc.com](http://www.tailoredrealtyinc.com)

Office: (905) 426-2311

Fax: (866) 417-7144

[tailoredrealtyinc@gmail.com](mailto:tailoredrealtyinc@gmail.com)

#### EVICITION

##### Protocol to Evict-

<http://www.sjto.gov.on.ca/ltb/>

##### Reasons to Evict-

<https://settlement.org/ontario/housing/rent-a-home/tenant-rights-and-responsibilities/what-can-i-do-if-my-landlord-wants-to-evict-me/>

##### Mediation Methods-

<http://www.sjto.gov.on.ca/ltb/>

#### RESPONBILITIES

##### Appliances-

<https://www.ontario.ca/laws/regulation/060517>

##### Outside Maintenance-

<https://www.rentfaster.ca/blog/what-your-landlord-is-responsible-for-and-what-you-need-to-cover/>

##### Plumbing & Electrical-

[http://www.sjto.gov.on.ca/documents/ltb/Brochures/Maintenance%20and%20Repairs%20\(EN\).pdf](http://www.sjto.gov.on.ca/documents/ltb/Brochures/Maintenance%20and%20Repairs%20(EN).pdf)



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#### RIGHT OF ENTRY

##### 24 hour Rule-

<https://apartmate.com/rental-guide/ontario/landlords-right-of-entry-to-a-rental-unit-in-ontario/>

##### Failure to Contact-

<http://www.sjto.gov.on.ca/documents/lrb/Interpretation%20Guidelines/19%20-%20The%20Landlords%20Right%20of%20Entry%20into%20a%20Rental%20Unit.html>

#### RENTAL INCREASE

##### Guidelines-

<https://www.ontario.ca/page/rent-increase-guideline>

#### TENANCY TERMS

##### Types of Rentals-

<https://www.cmhc-schl.gc.ca/en/rental-housing/i-want-to-rent/types-of-housing-for-rent-in-canada>

##### Month-to-Month-

[http://www.sjto.gov.on.ca/documents/lrb/Brochures/How%20a%20Tenant%20Can%20End%20Their%20Tenancy%20\(EN\).html](http://www.sjto.gov.on.ca/documents/lrb/Brochures/How%20a%20Tenant%20Can%20End%20Their%20Tenancy%20(EN).html)

##### Renewing the Lease-

<https://ottawasun.com/life/homes/rental-guide-renewing-a-residential-tenancy-lease-in-ontario>

##### Changing Lease Terms-

<https://www.lawdepot.ca/law-library/faq/residential-lease-agreement-faq-canada/#topic3>



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#### CONTACT PROTOCOL

##### Serving Documents-

<https://landlordselfhelp.com/podcast/serving-documents-to-tenants/>

##### Contractors-

<https://www.landlordandtenant.org/notices/notice-to-enter-the-property-by-the-landlord/>

#### USING A REALTOR

##### Benefits of Working With A Realtor-

<https://www.thebalancesmb.com/pros-of-listing-rental-with-a-realtor-2125215>

#### RENT PAYMENTS

##### Payment Methods-

<https://stepstojustice.ca/questions/housing-law/how-do-i-pay-rent>

##### Late Fees-

[https://www.thestar.com/business/real\\_estate/2011/09/26/renting\\_you\\_need\\_to\\_know\\_your\\_rights.html](https://www.thestar.com/business/real_estate/2011/09/26/renting_you_need_to_know_your_rights.html)

##### Post-Dated Cheques-

<http://schwarzlaw.ca/security-deposits-and-post-dated-cheques-do-i-need-to-provide-them/>



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#### OTHER OCCUPANTS

##### Guest Stays-

<https://ontariolandlordandtenantlaw.blogspot.com/2015/01/guests-girlfriends-boyfriends-and-other.html>

#### PETS

##### Pet Restrictions, Emotional Support Pets, Consent to Pets-

<https://apartmate.com/rental-guide/ontario/renting-with-pets-in-ontario/>

##### Damages Caused by Pets-

<https://www.mondaq.com/canada/landlord-tenant--leases/564388/renting-in-ontario-what-every-pet-owner-needs-to-know>

#### SECURITY DEPOSITS

##### Last Months Rent-

<https://www.legalline.ca/legal-answers/rent-and-security-deposits-and-interest/>

##### Key and Fob Deposits-

<https://www.gtalandlord.ca/blog/are-key-deposits-legal-ontario>

##### Pet Deposits-

<https://apartmate.com/rental-guide/ontario/renting-with-pets-in-ontario/>



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#### ALTERATIONS

##### Permissions & Consent-

<https://www.propertyvista.com/what-to-do-if-a-tenant-changed-locks-without-permission/>

##### Decorative Changes-

<https://www.rentprep.com/property-maintenance/tenant-home-improvements/>

##### Wear & Tear-

<https://ontariolandlordandtenantlaw.blogspot.com/2013/03/wear-tear-in-damaged-apartment-how-much.html>

#### SUBLETTING

##### Rules-

[https://www.thestar.com/business/real\\_estate/2011/02/12/the\\_ins\\_and\\_outs\\_of\\_subletting.html](https://www.thestar.com/business/real_estate/2011/02/12/the_ins_and_outs_of_subletting.html)

#### SHORT TERM LEASES

##### Pros & Cons-

<https://blog.rentspot.com/ontario-landlords-month-to-month-agreement-or-fixed-term-lease/>

#### END OF TENANCY

##### How To End A Tenancy-

[http://www.sjto.gov.on.ca/documents/lrb/Brochures/How%20a%20Tenant%20Can%20End%20Their%20Tenancy%20\(EN\).html](http://www.sjto.gov.on.ca/documents/lrb/Brochures/How%20a%20Tenant%20Can%20End%20Their%20Tenancy%20(EN).html)



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#### LANDLORD RESOURCES

<http://www.sjto.gov.on.ca/lrb/help-for-landlords/>

#### TENANT RESOURCES

<http://www.ontariotenants.ca/law/law.phtml>

<https://www.ontario.ca/page/guide-ontarios-standard-lease-newcomers>