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RENTSMART



Roommate Agreement Template

# Joint Tenancy

# Roommate Agreement

## Joint Tenancy

In a joint tenancy, all the tenants sign one tenant agreement with the landlord. All the tenants are jointly and severally liable for rent and/or damages.

Remember that this agreement is not legally binding.

This roommate agreement is to assist people living together to understand and agree upon their rights, responsibilities and relationship. It is recommended that any changes during your tenancy be updated in writing in this agreement. This agreement does not replace your Residential Tenancy Agreement (Standard Form of Lease) or the rules outlined in the *Residential Tenancies Act* (RTA). Tenants and roommates will not do anything that contravenes the either of these documents.

Address of rental property: \_\_\_\_\_ Date: \_\_\_\_\_

Name of Landlord(s): \_\_\_\_\_

Names of roommates on the Residential Tenancy Agreement:

1.	2.
3.	4.

## Existing Residential Tenancy Agreement

1. The roommates above have signed a Residential Tenancy Agreement with

\_\_\_\_\_ (Name of Landlord(s)).

2. Type of tenancy:

This is a fixed term Residential Tenancy Agreement.

The fixed term ends on the \_\_\_\_\_ (day) \_\_\_\_\_ (month) \_\_\_\_\_ (year).

OR

This is a month-to-month Residential Tenancy Agreement. The month-to-month tenancy continues until legally ended by one of the roommates or Landlord(s).

## Rent

Roommates will pay the rent to the Landlord as agreed in the Residential Tenancy Agreement. In a joint tenancy, all roommates are responsible for paying the full amount of rent every month. If one roommate does not pay their portion of their rent, the full amount of rent still needs to be paid to the landlord. If unpaid, this can lead to a notice of eviction.

It is important to agree with your roommates what will happen if one person does not pay their portion of the month's rent.

In the Residential Tenancy Agreement, it specifies the rental amount, when rent is due every month, and method of payment. As roommates you need to decide how you will pay rent to the Landlord, and how much each roommate pays.

Monthly Rent: \_\_\_\_\_

Amount to be paid by each roommate:

Name of roommate	Share of rent to be paid
1.	
2.	
3.	
4.	

How will the rent be paid to Landlord?

By Cheque  By E-transfer  By Cash (make sure you get a receipt)

Rent will be paid in full by \_\_\_\_\_ (name of roommate who will issue the payment).

\* Each roommate needs to pay their share of the rent to above listed roommate at least \_\_\_\_\_ days before the rent is due.

OR

Rent will be paid directly to the Landlord by each of the roommates

A roommate's failure to pay may result in late fees or costs. The roommate who failed to pay is liable for these costs.

## Rent Deposit: Last Month's Rent (LMR)

The deposit will be paid according to the Residential Tenancy Agreement.

The amount of Last Month's Rent paid to the landlord was \$\_\_\_\_\_

Last Month's Rent will be paid in full by \_\_\_\_\_ (name of roommate who will issue the payment).

\*Each roommate needs to pay their share of the LMR to above listed roommate by \_\_\_\_\_ (agreed upon date).

Name of roommate	Amount of LMR paid
1.	
2.	
3.	
4.	

OR

Last Month's Rent will be paid directly to the Landlord by **each** of the roommates

The amounts paid by each roommate are as follows:

Name of roommate	Amount of LMR paid
1.	
2.	
3.	
4.	

## Damage

All roommates agree to repair or cover the cost for any damages caused by themselves or their guests. With the understanding that in a Joint Tenancy ALL roommates are jointly and severally liable for all damages and those of guests. If a source cannot be determined, the damages will be split equally between roommates.

## Utilities

Roommates agree that:

- Utilities that are not included in rent are to be shared equally between Roommates.
- If one roommate fails to pay their share of the utilities the other roommates will pay that person's share. The Roommate who didn't pay will reimburse the other roommates within \_\_\_\_\_ days.
- Where possible, copies of the utility bills will be available for roommates and kept in a safe place.

## House Rules

Roommate agree to the following house rules and adhere to their Residential Tenancy Agreement:

Area or use of property	House rules
Yard use and maintenance	
Fridge/Freezer (shared or individual contents and space)	
Guests (Overnight? Certain hours only?)	
Smoking (yes/no, inside? outside? Cannabis? Tobacco?)	
Alcohol	
Pets	
Quiet Hours	
Other	

## Terminating the Tenancy

In a Joint Tenancy all roommates are on the Residential Tenancy Agreement. When ending a tenancy, make sure you follow the rules set out by the *Residential Tenancies Act* and the Landlord Tenant Board. It is important to know that if one roommate ends the tenancy, it ends the tenancy for all roommates.

We (add names of roommates) \_\_\_\_\_/ \_\_\_\_\_/ \_\_\_\_\_/ \_\_\_\_\_/  
hereby indicate that:

- ✓ We have read this agreement,
- ✓ We understand its contents,
- ✓ We agree to follow this agreement and understand that it is not legally binding nor does it replace the Residential Tenancy Agreement or the *Residential Tenancies Act*.

The following roommates have signed this Roommate Agreement on:

the \_\_\_\_\_ (day) \_\_\_\_\_ (month) \_\_\_\_\_ (year).

Roommate 1: \_\_\_\_\_

Roommate 2: \_\_\_\_\_

Roommate 3: \_\_\_\_\_

Roommate 4: \_\_\_\_\_