



**ONTARIO
RENTSMART**



Roommate Agreement Template Sole Tenancy

Roommate Agreement

Sole Tenancy

In a sole tenancy (multiple tenancies in one unit), all tenants have their own tenancy agreement with the Landlord. **All tenants are individually liable for rent and/or damages.**

Remember that this agreement is not legally binding. This roommate agreement is designed to assist those 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 outline in the *Residential Tenancies Act (RTA)*. Tenants and roommates will not do anything that contravenes 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. |

Rent

Each individual tenant is responsible to pay their rent directly to the landlord each month, as agreed upon in their Residential Tenancy Agreement. As each tenant has their own individual Residential Tenancy Agreement, if one roommate does not pay their portion of their rent, it will not affect the other tenants or their tenancy.

Damage

In a sole tenancy each roommate is liable for their own damages and those of their guests.

Each individual roommate is responsible for the repairs or covering the cost for any damages caused by themselves or their guests.

We agree that if a source of the damage cannot be determined:

The damages will be split equally between roommates

OR

We will speak with the landlord to agree upon a course of action

Rent Deposit: Last Month's Rent (LMR)

Each roommate has paid their Last Month's Rent as outlined in their individual Residential Tenancy Agreement.

Utilities

Each roommate is responsible to pay their separate utility bills directly to their landlord each month.

Payments for other shared services are outlined below (e.g. Internet or cable):

| Utility | Roommate's Name | Amount (per month?) |
|---------|-----------------|---------------------|
| | 1. | |
| | 2. | |
| | 3. | |
| | 4. | |
| | 1. | |
| | 2. | |
| | 3. | |
| | 4. | |

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 | |
| Cleaning Chores (Cleaning shared spaces) | |
| General Storage | |
| Fridge/Freezer (Shared or Individual Content/Space) | |
| Guests (Overnight/Certain Hours Only) | |
| Noise | |
| Smoking (Yes/No, Inside/Outside, Cannabis or Tobacco) | |
| Alcohol | |
| Pets | |
| Quiet Hours | |
| Other | |

Understanding our Roommate Agreement

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 Tenancies Act* or our Residential Tenancy Agreement.

The following roommates have signed this Roommate Agreement on:

the _____ (day) _____ (month) _____ (year).

Roommate 1: _____

Roommate 2: _____

Roommate 3: _____

Roommate 4: _____