



ROOMMATE AGREEMENT TEMPLATE

This Roommate Agreement ("**Agreement**") is entered into on the ____ of _____, 20____
between:

	First and Last Name	Phone Number
Roommate 1		
Roommate 2		
Roommate 3		
Roommate 4		

(the "**roommates**")

Residing at the address of:

Toronto, Ontario

Canada

Postal Code _____

(the "**unit**")

Authorization

- A. The person(s) with the legal right to offer this unit, as a Tenant under the Residential Tenancies Act (RTA) or the owner/owner's relative of the unit, are:

First and Last Name _____

TENANT

OWNER

("Primary Roommate")

Rental Terms

- A. _____ (Primary Roommate) permits:

_____ (roommate name) to occupy the unit under the terms set in this Agreement starting on the ____ day of _____, 20__,
until the ____ day of _____ 20__ ("**end date**"),
for the amount of \$_____ due on the ____ day of every _____.

AND

_____ (roommate name) to occupy the unit under the terms set in this Agreement starting on the ____ day of _____, 20__,
until the ____ day of _____ 20__ ("**end date**"),
for the amount of \$_____ due on the ____ day of every _____.

AND

_____ (roommate name) to occupy the unit under the terms set in this Agreement starting on the ____ day of _____, 20__,
until the ____ day of _____ 20__ ("**end date**"),
for the amount of \$_____ due on the ____ day of every _____.

AND

_____ (roommate name) to occupy the unit under the terms set in this Agreement starting on the ____ day of _____, 20__,

until the ____ day of _____ 20__ (“end date”),

for the amount of \$_____ due on the ____ day of every _____.

B. Rent payment is to be made to _____ in the form of _____.

C. This agreement is not intended to replace or override the laws and policies set out in the Ontario *Residential Tenancies Act* and the Ontario *Human Rights Code*. Where any of these apply to this rental, roommates agree to respect the aforementioned laws and legal processes.

D. Roommates agree to pay shared utility and service costs as follows:

Utility/Service	Name on the Account	Split between roommates (% or amount)
Heat		
Water		
Electricity		
Internet		
Parking		
Other		
Other		
Other		

E. Identify the sleeping area designated to each roommate and any additional areas that are for their exclusive/private use. The current text is only to provide an example.

Sleeping Area

Additional Areas for Private Use

Roommate 1	Master Bedroom	Bathroom in master bedroom
Roommate 2	Bedroom next to Master	
Roommate 3	Den	Front closet of unit
Roommate 4	Bedroom next to front door	Underground parking space

ADDITIONAL TERMS TO CONSIDER:

- In the event of a rent increase, how is the increase addressed?

Termination of the Roommate Agreement

- If a roommate wishes to move out of the unit before their end date (the “**vacating roommate**”), then they must give written or digital notice to the Primary Roommate(s) ____ days in advance.
- If a Primary Roommate wishes to end this agreement with another roommate before the roommate’s end date (“**evict**”), then they must give written or digital notice to the roommate ____ days in advance.
- If both the Primary Roommate and vacating roommate agree to terminate this agreement before the end date and in less time than the notice periods stated above, in writing or through digital consent, the agreement is to be considered terminated.
- The vacating roommate agrees to clean and restore their room and personal areas to the condition they were in at the beginning of the agreement, subject to reasonable wear and tear.

ADDITIONAL TERMS TO CONSIDER:

- Is the vacating roommate required to find a replacement?
- For condos or apartments where there is an elevator booking fee for moving large items, who must pay this?
- What occurs if a vacating roommate does not provide sufficient notice to vacate?
- What occurs if a Primary Roommate does not provide sufficient notice to evict?

Deposits

- A. The roommates agree to provide the following deposits:
- Last month's rent in the amount of: \$ _____
 - Refundable key deposit in the amount of: \$ _____
- B. Last month's rent deposit is only to be used towards a roommate's last month in the unit and is not to be withheld unreasonably or used towards damages.
- C. Deposits for keys must be returned to the vacating roommate within ____ days of departing the unit.

ADDITIONAL TERMS TO CONSIDER:

- How are damages handled if they are the fault of a roommate?

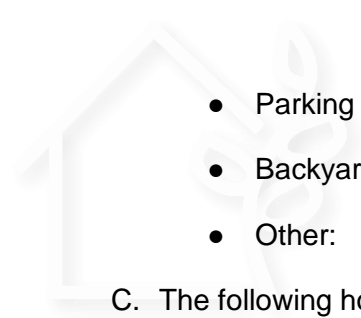
Household Management

Dispute Resolution

- A. The roommates agree to the following process to resolve conflicts:

Shared Elements

- B. The common, or shared, spaces of the unit include:
- Kitchen
 - Living room

- 
- Parking space
 - Backyard/balcony
 - Other:

C. The following household supplies are shared by the roommates:

- a. Toilet Paper
- b. Cleaning Supplies
- c. Detergents
- d. Other:

D. Costs of the listed household supplies are:

- A fixed cost. Roommates are to provide \$_____ to _____ (roommate) every _____ (frequency).
- Purchased at need, with the cost being split equally by roommates so long as the purchaser provides a receipt.
- Purchased at need by roommates, at their own expense.
- Purchased by _____.

Household Responsibilities

E. Describe the day-to-day standard of cleanliness expected for the shared spaces above:

F. How are household chores to be managed and divided?



House Rules and Expectations

G. Roommates agree to the following house rules and policies:

Pets

Guests

Overnight Guests

Parties/Gatherings

Laundry

Cooking

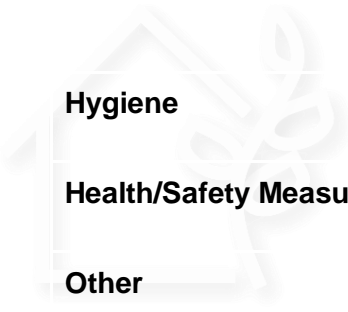
Use of Groceries

Noise

Alcohol Consumption

Drug Use

Allergens



Hygiene

Health/Safety Measures

Other

Acceptance



First and Last Name

Signature

Date

Roommate 1

Roommate 2

Roommate 3

Roommate 4
