



**CLEO**

Community Legal Education Ontario  
Éducation juridique communautaire Ontario

# OVERVIEW: WHAT TENANTS NEED TO KNOW

## CANADIAN LANGUAGE BENCHMARK 5+

This activity kit, designed to teach newcomers to Ontario in Adult ESL and LINC classes about their legal rights and responsibilities, includes:

<u>Introductory notes for instructors</u>	<u>1</u>
<u>Activities for learners</u>	<u>2-4</u>
<u>Teaching notes with answer keys and suggestions for using the kit</u>	<u>5-6</u>

Visit [www.cleo.on.ca](http://www.cleo.on.ca) to download these pages and to find other legal information.

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# OVERVIEW: WHAT TENANTS NEED TO KNOW

## INTRODUCTORY NOTES

**Context outcomes** Get an overview of issues facing tenants.  
Learn what kind of help is available and how to access it.

**CLB outcomes**  Access and locate information through table of contents.

**Activities** What do you know about tenant law in Ontario?

Scoring the quiz – Part 1

Orientation to the booklet

Scoring the quiz – Part 2

### Free companion resource

#### *What tenants need to know about the law*

The information in this activity kit is based on the CLEO publication called *What tenants need to know about the law*. Read the publication before using the activity kit, and keep it on hand for reference as you guide learners through the activities. You can find it on CLEO's web site at [www.cleo.on.ca](http://www.cleo.on.ca). To order free copies for your class, you can use the online order form or call **416-408-4420, extension 33**.

### Please take note

The information in these activities applies to most but not all tenants. The *Residential Tenancies Act (RTA)* applies to most rental housing in Ontario. Some rental housing is not covered. For example, a tenant who shares a kitchen or bathroom with the owner or a close family member of the owner might not be covered. Learners should get legal advice if they have concerns.

The information in these activities is not a substitute for legal advice. Every situation is different so learners with concerns should get legal help. Tenants can contact their local community legal clinic. To find the nearest community legal clinic, check Legal Aid Ontario's web site at [www.legalaid.on.ca](http://www.legalaid.on.ca) or phone **1-800-668-8258** (toll-free). In Toronto, phone **416-979-1446**.

# What do you know about tenant law in Ontario?

Take the following quiz.

## A. True or False?

1. If you don't pay your rent in cash, you don't need to get a receipt.
2. Landlords can use Last Month's Rent to pay for damage to the rental unit.
3. A landlord can refuse to rent to someone because they are on welfare.
4. Even if you knew about a problem in your apartment before you rented it, your landlord is responsible for fixing the problem and keeping your place in good condition.
5. A landlord can enter a tenant's apartment any time for any reason without the tenant's permission.
6. Landlords must tell new tenants if an Order Prohibiting Rent Increase is in effect.

## B. Multiple choice

7. If you pay your rent monthly, when you want to move out you have to give at least
  - a. 30 days' notice.
  - b. 60 days' notice.
  - c. 90 days' notice.
8. Where can tenants get free legal advice in Ontario?
  - a. Landlord and Tenant Board
  - b. Canadian Bar Association
  - c. Tenant Duty Counsel Program
9. Which of the following is not a reason a landlord can evict a tenant?
  - a. The tenant's guest did something illegal in the apartment.
  - b. The tenant often pays their rent late.
  - c. The landlord's brother-in-law wants to move in to the apartment.
10. If you don't take everything with you when you move out of your apartment, your landlord can
  - a. throw your things in the garbage.
  - b. keep your things.
  - c. a and b.

## Scoring the quiz – Part 1

You will find the table of contents from the CLEO booklet, *What tenants need to know about the law*, below. Working with another student or in a small group, try to decide in which section you are likely to find the answer to each question in the quiz. Write the section titles beside the question numbers.

- |          |           |
|----------|-----------|
| 1. _____ | 6. _____  |
| 2. _____ | 7. _____  |
| 3. _____ | 8. _____  |
| 4. _____ | 9. _____  |
| 5. _____ | 10. _____ |

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## Orientation to the booklet

Answer these questions about the CLEO booklet, *What tenants need to know about the law*.

1. What kind of information is on the front cover of the booklet?
2. What is the acronym on the front cover? What does it stand for? (see back cover)
3. What word is used for *booklet* on the back cover?
4. Is reading the booklet a substitute for consulting a lawyer? Why or why not?
5. Where is the date of the booklet? Why is it important?
6. What is the Discard List?
7. How can people get more booklets?
8. What is on the first page of text inside the booklet?
9. What is the last section of the booklet?
10. Which of these features does your booklet use? How do they help your understanding of the information in the booklet?
  - Table of contents
  - Page numbers
  - Section headings and subheadings
  - Colour
  - Bold type
  - Bullets
  - Italics
  - Key point box
  - Exception box
  - Definition box
  - Chart / table
  - Other:

## TEACHING NOTES

### Curriculum connections

#### LINC/Adult ESL:

Theme: At Home in Our Community & World

Topic: Housing Problems

Theme: Canadian Law

Topic: Landlords & Tenants

Theme: Community & Government Services

Topic: Counselling & Advocacy

#### LINC 5-7:

Unit: Reading Articles, Stories and Reports

Unit: Policies, Procedures and Legislation

### What do you know about tenant law in Ontario? (page 2)

Learners can take the quiz individually or in pairs, and then compare answers. Learners can make note of any new words, and later see which ones are defined or clarified in the CLEO booklet *What tenants need to know about the law*.

#### Answers:

Please note: At this stage these answers are for your reference only. Learners will have the opportunity to confirm their answers during **Scoring the quiz – Part 2** (see page 6).

- A. 1. F 2. F 3. F 4. T 5. F 6. T  
B. 7. b 8. c 9. c 10. c

### Scoring the quiz – Part 1 (page 3)

Learners work in pairs or small groups to read the table of contents from *What tenants need to know about the law* and identify which section of the booklet likely has the answer to each question.

#### Answers:

1. *Paying your rent*
2. *Deposits and other charges*
3. *Discrimination*
4. *Repairs and maintenance*
5. *Privacy*
6. *Rent freezes*
7. *Moving out*
8. *Where to get more information and help*
9. *Reasons for eviction*
10. *Your personal belongings*

**Orientation to  
the booklet  
(page 4)**

Distribute the CLEO booklet *What tenants need to know about the law*, and use **Orientation to the booklet** as a guide to draw attention to helpful features of the booklet. You may wish to hand out **Orientation to the booklet**, or use it as a reference in guiding a class discussion. The questions can help learners develop reading strategies that enhance their comprehension by helping them get a sense of the organization and main thrust of the text.

**Scoring the quiz  
— Part 2**

Learners can find answers to the quiz in the booklet. One way of doing this would be to assign one or two learners to each question and give them the opportunity to present their findings to the rest of the class, including any other points of interest or explanation they wish to highlight from their section.

Learners can list other questions they have about tenant law, either in groups or as a class, and use the booklet to find answers. Inform learners about other CLEO booklets as appropriate.

**Extension:** Learners can work in small groups to make posters highlighting 10 things that they consider to be key points from the booklet, or visually representing the information in a particular section. These could be used to make presentations to other classes.