

## Waterloo Regional Apartment Management Association Questions and answers about the forms and standard lease

The new standard Ontario lease will be required to be used for all lease agreements entered into after April 30, 2018. The Waterloo Regional Apartment Management Association (WRAMA) has made available the standard Ontario lease and an attached addendum. The addendum contains terms that clarify items not identified in the standard lease. In addition to the lease, the available package contains electronic files for assignment, guarantee, sublet and rental application.

Below is a series of questions and answers that will help clarify some items.

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**Q:** Can I buy the WRAMA lease if I am not a WRAMA member?

**A:** No. Only WRAMA members can purchase the lease. Prior to receiving the electronic files, you will be required to sign a terms of use form and pay for the lease.

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**Q:** The leases for sale are electronic. Will there be any paper copies for sale?

**A:** No. Once purchased, you can print blank forms but WRAMA will not provide paper copies of blank forms.

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**Q:** How many leases can I print/use for each lease package purchased?

**A:** Once purchased, there is no limit to the number leases that can be generated.

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**Q:** Can I use the WRAMA lease that I have used in the past.

**A:** No. This lease should not be used after April 30, 2018

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**Q:** Both the “print” and “electronic” versions allow me to enter the data electronically. What is the difference between the two?

**A:** The entries made in the “print” version cannot be saved while entries in the “electronic” version can be saved as a file. The “print” version is intended to have a physical signature and the “electronic” version is intended to be signed electronically (click on a box).

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**Q:** In the lease, the government standard lease is followed by additional terms and the two are combined in one file. If the government changes the standard lease, will I receive a new version of the government lease followed by the terms and conditions?

**A:** No.

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**Q:** Do the leases need to be printed on legal size paper as they were in previous WRAMA leases?

**A:** No.

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**Q:** Will WRAMA provide information on sections in the lease if I don't understand what a section of the lease means or if I don't know what is required?

**A:** WRAMA is under no obligation to provide any advice and responses will be on an individual basis. WRAMA may periodically provide meetings to help members understand the forms. WRAMA may refer

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the member to seek legal advice.

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**Q:** Why is the lease so long?

**A:** The standard Ontario provided by the government is 13 pages and is a fixed length. The additional terms provided by the WRAMA appendices are an additional 14 pages. The length of the additional terms is due to the required font size when printed. In addition, the additional terms provide clarity for both parties entering into the lease.

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