



CLEO

Community Legal Education Ontario
Éducation juridique communautaire Ontario

MOVING IN

CANADIAN LANGUAGE BENCHMARK 1/2

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

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Teaching notes with answer keys and suggestions for using the kit	11-12

Visit cleoconnect.ca to download these pages and to find other legal information.




Visit stepstojustice.ca for step-by-step information about common legal problems, including housing issues.

MOVING IN

INTRODUCTORY NOTES

Context outcomes Learn about tenancy agreements and security deposits.
Understand that it is important to get receipts for deposits.

CLB outcomes

-  Get information from very basic texts.
-  Read a cheque and receipt.
-  Fill out a cheque and a receipt.

Activities Ahmad signs a lease

Ahmad's lease

First and last months' rent

Cheques and receipts

Additional activities

Additional Information
Renting a new place to live

The information in this activity kit is based on CLEO's Steps to Justice questions on *Renting a new place to live*, including [What should be in my rental agreement?](#) as well as [How much rent can a landlord charge?](#) Read the questions and answers before using the activity kit, and keep the information on hand for reference as you guide learners through the activities.

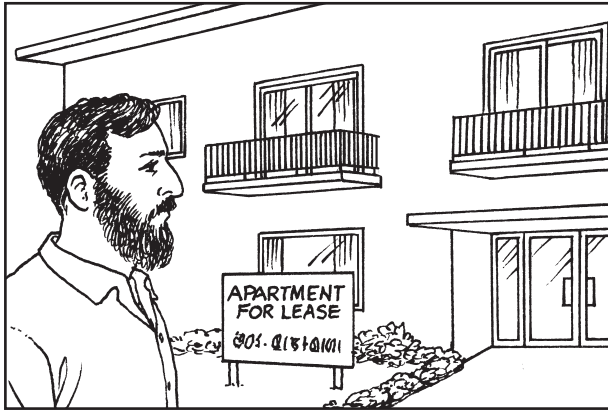
Please take note

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.

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, go to Legal Aid Ontario's website at legalaid.on.ca/legal-clinics or call Legal Aid Ontario toll-free at 1-800-668-8258.

Ahmad signs a lease

A. Read the story.



Ahmad finds a new apartment for his family.



Ahmad needs to sign a lease.



Ahmad's first language is Dari.
He asks his friend for help.



His friend reads Dari and English.
His friend helps him read the lease.



Now Ahmad understands the lease.
He signs the lease.

Ahmad's lease

A. Look at the lease.

LEASE

Address: 456 Anywhere Street, Apartment 204
Toronto, Ontario

From: September 1, 2022

To: August 31, 2023

Rent: \$2,000 a month

Utilities: ☒ Electricity
☒ Heat
☒ Water

Occupants: Ahmad, Farzana,
Hamid, Amina, Asifa, Reza

We agree to this lease:

Landlord's Name: Sophie Lee

Landlord's Signature: Sophie Lee

Date: August 15, 2022

Tenant's Name: Ahmad Durani

Tenant's Signature: Ahmad Durani

Date: August 15, 2022

First and last months' rent

A. Read the story.

Ahmad has a new apartment. His rent is \$2,000 a month.

He writes two cheques. Cheque #1 is First month's rent.

		01235
DATE		<u>01 09 2022</u> D D M M Y Y Y Y
PAY TO	<u>Sophie Lee</u>	<u>\$ 2,000.00</u>
	<u>Two thousand</u>	<u>XX</u> / 100 Dollars
RE	<u>September rent</u>	
Bank name	<u>Ahmad Durani</u>	
Bank address		
12345 678910		

Cheque #2 is Last month's rent.

		01236
DATE		<u>15 08 2022</u> D D M M Y Y Y Y
PAY TO	<u>Sophie Lee</u>	<u>\$ 2,000.00</u>
	<u>Two thousand</u>	<u>XX</u> / 100 Dollars
RE	<u>Last month's rent</u>	
Bank name	<u>Ahmad Durani</u>	
Bank address		
12345 678910		

Ahmad gives his landlord two cheques.
He asks his landlord for a receipt.
Here is Ahmad's receipt.

RECEIPT	
Number <u>222</u>	Date <u>August 15, 2022</u>
Received from <u>Ahmad Durani</u>	
For <u>first and last months' rent cheques</u> <u>456 Anywhere St, Apartment 204</u>	
\$ <u>4,000.00</u>	<u>Sophie Lee</u>

**B. Comprehension: Please complete the sentences.
Write the letter on the line.**

- | | |
|----------------------------------|--|
| 1. Ahmad's last name ____ | a. is Sophie Lee. |
| 2. Ahmad's rent ____ | b. is 204. |
| 3. Ahmad's address ____ | c. is 456 Anywhere Street. |
| 4. Ahmad's landlord ____ | d. is \$2,000 a month. |
| 5. Ahmad's apartment number ____ | e. is Durani. |
| 6. Ahmad's receipt ____ | f. is for first and last month's rent cheques. |

Always get a receipt.

Problems? Get legal help from a community legal clinic.

To find the nearest community legal clinic, go to Legal Aid Ontario's website at legalaid.on.ca/legal-clinics or call Legal Aid Ontario toll-free at 1-800-668-8258.

Cheques and receipts

A. Write a cheque to your landlord.

_____ _____ _____ _____	01234 DATE _____ D D M M Y Y Y Y
PAY TO _____	
_____ / 100 Dollars	
RE _____	
Bank name Bank address	_____
12345 678910	

B. Ask your landlord for a receipt.

Tenant: Here is my rent cheque.

Landlord: Thank you.

Tenant: I need a receipt, please.

Landlord: Here is your receipt.

Tenant: Thank you.

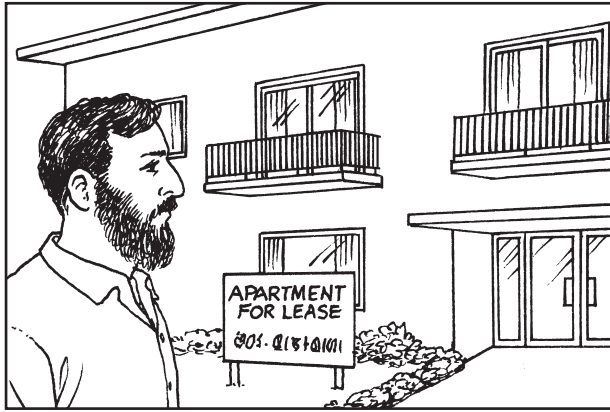
C. Write a receipt to a tenant.

<h2 style="margin: 0;">RECEIPT</h2>	
Number _____	Date _____
Received from _____	
For _____	

\$ _____	

Ahmad signs a lease

B. Look at the pictures. Tell the story.



Ahmad signs a lease

C. Look at the pictures. Write the correct word on the line.

lease

apartment

English

sign

help



1. Ahmad finds a new _____
for his family.



2. Ahmad needs to _____ a lease.



3. Ahmad's first language is Dari.
He asks his friend for _____.



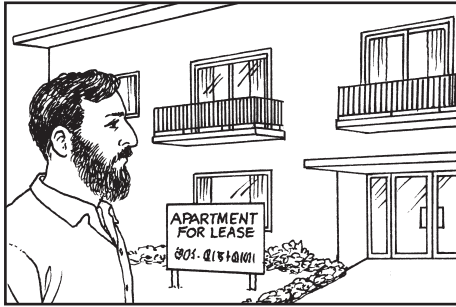
4. His friend reads Dari and _____.
His friend helps him read the lease.



5. Ahmad signs his _____.

Ahmad signs a lease

D. Look at the pictures. Fill in the blanks.



1. Ahmad finds a new _____
for his _____.



2. Ahmad needs to _____ a _____.



3. Ahmad's _____ language is Dari.
He asks _____ friend for _____.



4. His _____ reads Dari
and _____.
His friend helps him _____
the _____.



5. _____ signs his _____.

Ahmad signs a lease

E. Match the pictures and the sentences.

1. ____



a. Ahmad's friend helps him read the lease.

2. ____



b. Ahmad asks his friend for help.

3. ____



c. Ahmad needs to sign the lease.

4. ____



d. Ahmad signs his lease.

5. ____



e. Ahmad finds a new apartment for his family.

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

Vocabulary

tenant, landlord, apartment, lease, month, monthly, sign, signature, cheque, first month's rent, last month's rent, receipt, utilities, electricity, heat, water, occupants

Ahmad signs a lease (page 2)

Elicit what learners know about leases. Explain that a lease is a legal agreement between a tenant and a landlord. Stress the importance of understanding what is in the lease. Ontario has a standard lease that is required for most residential tenancy agreements signed on or after April 30, 2018. You can learn more in the [Guide to Ontario's standard lease](#).

Suggested procedure:

Learners can look at the pictures and say words they know. Then they can try to tell the story. They can listen while the instructor reads. They can listen and repeat line by line. See also **Additional activities** (pages 7-10).

Ahmad's lease (page 3)

Show **Ahmad's lease** and point out the main contents.

Note: This is not an example of a lease. It shows the kind of information usually found in a lease. There may be other provisions in a lease – some valid, some not.

Ask learners questions about the lease. Stress the importance of knowing what is in your lease, and of including information such as the names of all occupants.

First and last months' rent (pages 4-5)

Note that sometimes landlords want first and last months' rent paid by e-transfer, direct deposit, certified cheque or money order.

There's an example of a money order in the ESL activity kits *Paying your rent* CLB 1 and *Paying your rent* CLB 2. Explain that it is legal for landlords to require last month's rent as a deposit, but some other deposits and charges are not legal. Last month's rent can't be used to pay for damage when a tenant moves out.

Answers:

B. Comprehension

1. e 2. d 3. c 4. a 5. b 6. f

Cheques and receipts (page 6)

Learners can work in pairs to role play paying rent and asking for a receipt, taking turns being landlord and tenant. Learners can cut out the cheque and receipt, or you can provide blank copies, to exchange during the role play.

Additional activities (pages 7-10)

You may wish to select from these additional activities based on **Ahmad signs a lease**, depending on learners' needs.

Activity B can be used before or after the picture story on page 2. Learners can look at the pictures and say the words they know. They can write words and/or sentences about the pictures. They can practise telling the story.

Activities C and D provide further reading practice and opportunity for vocabulary development. You may wish to use them for review, with the option of giving D to more advanced learners while others work on C.

Activity E is a reading activity involving matching pictures and sentences. The pictures are in the same order as the original story.

Answers:

- C. 1. *apartment* 2. *sign* 3. *help*
4. *English* 5. *lease*

- D. 1. *apartment, family*
2. *sign, lease*
3. *first, his, help*
4. *friend, English, read, lease*
5. *Ahmad, lease*

- E. 1. *e* 2. *c* 3. *b* 4. *a* 5. *d*

CLEO's **Steps to Justice** is a website that gives step-by-step information about common legal problems, including housing law issues. Steps to Justice has practical tools like forms and checklists, and referral information for legal and social services. Visit stepstojustice.ca and see the information in the [Housing Law](#) section.