



TENANT EDUCATION PROJECT

Tenant Education Module 2: RIGHTS & RESPONSIBILITIES

Finding a place

What should I look for when viewing a place?

- Make sure appliances, fans and lights are working – turn them off and on
- Look for signs of mold in the bathroom, kitchen, windowsills, basement or other humid areas
- Check for signs of bed bugs or other infestations
- Inspect the carpet for stains
- Make sure there is hot water and good water pressure
- See if the heat for the unit is controlled from within that unit, or from within a different unit

What type of questions should I ask in a viewing?

- Is it a legal unit?
- How much is the rent?
- When is the rent due?
- Is the neighborhood safe?
- How long do I have to rent the place for?
- What does rent cover?
- What utilities and services are covered?
- Does the place include appliances? Furniture?
- Is the building sound proof or is it common to hear noise from other units?
- Has there been a history of bed bugs?
- What are the rules about smoking?
- What are the rules about pets?
- Are guests allowed?
- What are the rules about room-mates?
- Is there laundry available in suite or somewhere on the property?
- Are there designated parking spots for tenants or is there only street parking?
- Are there any fees for things like parking, storage or laundry?

How do I make a good impression?

- Arrive on time
- Dress nicely – avoid clothes with tears and controversial slogans or signs
- Minimize strong smells of perfume or cologne
- Do not smoke or drink alcohol before the viewing
- Introduce yourself and shake the landlords hand (if it feels appropriate)
- Take your shoes off when touring the place - remember to wear socks
- Come organized (references, list of questions)
- Strike up a conversation and try to find some common interests (work, sports, school, kids etc.)
- Thank the landlord for showing you their unit and answering your questions

What else should I look for when viewing a place?

- Do the appliances work?
- Does the toilet flush?
- Does the toilet leak?
- Does water drain well from the sinks and bathtub?

What are some different ways you can pay rent?

- Cheque
- Money order
- Cash
- Credit card
- Online transfer
- Direct withdrawal from your bank account

How can you make sure you have proof you have paid the rent?

- Get a receipt
- Get a copy of the rent cheque
- Print a copy of the online transfer
- Have a witness who sees you pay the rent

What happens if you don't pay the rent on time and in full?

- Your landlord can evict you