

## Consumer Tips

# A CHECKLIST FOR TENANTS

### THE RENTAL UNIT

- Is there a storage place for extra belongings such as bikes, luggage, etc.? Who has access to this place?  
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- Where is the closest bus stop?  
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- Is the rental space close to services that are used regularly? (groceries, bank, fitness)  
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- Is the rental unit clean? Who shovels the snow and cuts the grass? Who supplies the equipment (shovels, lawn mower)?  
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- Where can vehicles be parked? Is there good lighting outside and in the parking lot?  
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- How quiet or noisy is the rental unit during the evening for studying or sleeping?  
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- Are there laundry facilities? Is there a schedule for use? Is there a cost? Where is the closest laundromat?  
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- Does the building have Internet service or can it be installed?  
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### FINANCES

- How much is the rent?  
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- Is a security deposit required? What is the amount?  
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- Does the rent include heat, water, electricity, cable or Internet?  
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- Will utility hook-up charges be extra? (For more information refer to the publication "Electricity and Natural Gas Contracts")  
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- Will parking cost extra? What is the amount?  
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- Who has to pay for repairs—big ones and small ones?  
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### AVOID ROOMMATE MISUNDERSTANDINGS

- Who will sign the residential tenancy agreement? It's best that all parties be named on the tenancy agreement.  
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- What will happen if one person needs to move out before the end of the tenancy?  
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- How will costs be shared and bills paid?  
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- How will problems be resolved?  
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### QUESTIONS AND CONSIDERATIONS

- Is the residential tenancy agreement for a fixed amount of time or month-to-month?  
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- When and where will the rent be paid? What happens if it is late? Receipts are recommended for any payments.  
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- Who do you contact if there is a problem?  
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- Have you arranged for tenant insurance?  
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- Are sublets okay? What about a roommate?  
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- Are pets allowed? Is a deposit required?  
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- Is smoking allowed?  
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- How long can guests stay?  
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- Am I able to decorate my unit? What is the policy about push pins and nail holes in the walls?  
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- When and where are notices delivered when it's time to move out?  
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- When will the inspection report be done?  
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- Keep copies of all your tenancy documents, including the tenancy agreement, inspection report, and receipts.