

MÉTIS NATION OF ONTARIO

# RENTAL SEARCH TIPS & RESOURCES

## Websites you can utilize for rental searches:



[apartmentcorner.com](http://apartmentcorner.com)  
[point2homes.com](http://point2homes.com)  
[rentals.ca](http://rentals.ca)  
[zillow.com](http://zillow.com)  
[zolo.ca](http://zolo.ca)  
[zumper.com](http://zumper.com)

Other options you can also consider using include: Facebook Marketplace, Kijiji, Craigslist, and any local listing services (print or electronic).

**Caution:** Some rental postings can be scams, and the MNO Housing Stabilization Program is not liable for any scams, disputes or other issues experienced using any of the above rental search resources.

**Note:** Most residential tenancies in Ontario as of March 2021 are required to use the updated standard lease which can be found at [Ontario Central Forms Repository \(gov.on.ca\)](http://Ontario Central Forms Repository (gov.on.ca))

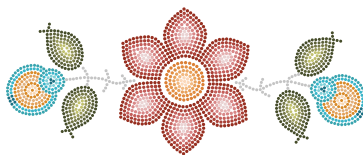
**TIP:** Use Google search to search for apartment buildings within your desired city/town. You can also Google search apartment buildings on specific streets in larger city areas. Example, Queen Street East Apartment Buildings in Toronto

### **TIP:**

#### **How to spot rental scams include:**

- The landlord doesn't want to meet you in person
- They want you to move in immediately, without ever seeing the property
- They ask for rent before signing a lease
- They insist on a damage or pet deposit
- The price is TOO good
- The listing has typos, poor grammar, or excessive punctuation
- There is no tenant screening process
- They want you to sign an incomplete lease





## Things to consider when viewing a potential rental unit

- Be confident, have a positive attitude and try not to get discouraged.
- Show up in clean presentable attire.
- Use a friendly and calm tone when speaking with a potential landlord.
- Bring with you a list of references, intent to rent form (Ontario Works/ODSP), rental application, and any questions you may have for the landlord written down.
- If there is any damage from a prior tenant, inquire when repairs will be made. Example, prior to you moving in or will repairs be made during your occupancy?

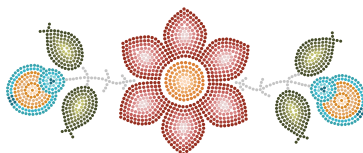
### **TIP:**

Use attached checklist when viewing a potential rental unit.



## Things to be prepared for when renting:

- Credit checks are frequently requested by landlords. You can check your own credit score for free from Credit Karma or Borrowell.
- While a landlord cannot legally tell you in Ontario you are not allowed to have pets, they may opt to rent the unit to someone without pets. Some places, such as condos can have a weight or height restriction on pets.
- You may be required to pay both first and last months' rent. Always request a receipt immediately after any financial transactions are made. This is especially important if you are making a cash transaction.
- Fully and carefully read through the rental application and/or the lease agreement. Ask for clarification if you do not fully understand a statement within it.
- If moving into a rental unit with a roommate, consider whether you want one lease or to each have your own. Separate leases may not always be an option.
- Take pictures of the whole unit prior to moving in and unpacking AND again upon moving out of the rental unit. Some landlords require you to complete and move-in and move-out checklist.



- Consider getting tenant insurance and/or contents insurance.
  - ∞ *Contents insurance is a type of home insurance that pays for damages to or the loss of your possessions while they are located in your home. Some content insurance policies will cover electrical current, explosions, falling objects, fire, lightning, smoke damage, theft, and water damage.*
  - ∞ *Tenant insurance is property insurance that provides coverage for the tenant's belongings, liabilities and possible living expenses in case of a loss event. Tenant insurance is available for persons renting and subletting a single-family home, apartment, duplex, condo, studio, loft or townhouse.*
- Ensure you are providing your current landlord adequate written notice regarding your intent to move. Depending on stipulations within your current lease agreement there are different requirements on how much notice you are legally required to provide. The standard is usually 60 days' notice from the beginning of a month.
- When moving out of a unit, ensure you are taking all of your belongings with you and that you communicate with your landlord regarding your responsibility to clean the unit upon your departure. Landlords may charge you for the removal of any items left behind, cleaning, as well as any damage needing repair.

**TIP:** Whenever possible, it is best to leave your current rental on good terms with the landlord. This way they may be more willing to give you a good reference for future rental applications.

## Sample script when contacting for a viewing

Hello,

My name is \_\_\_\_\_ and I am interested in your rental located at \_\_\_\_\_. I would like to set up an appointment to view the property and go over the rental application with you. I can be contact by (phone and/or e-mail) at \_\_\_\_\_.

Thank you for your time, I look forward to hearing from you.

(Sign your first name)

### **TIP**

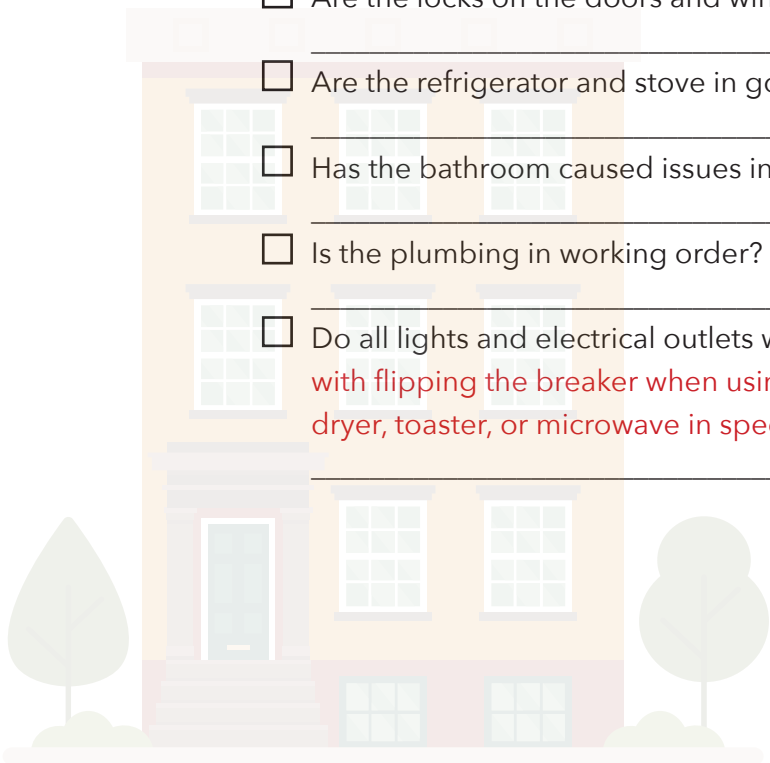
#### **When reaching out to prospective landlords:**

- State who you are during your introduction
- Mention where you found the rental ad
- Ask for pictures of the rental if none are provided in the ad
- Include highlighting features from the original ad in your inquiry (address, number of bedrooms etc.)

## Things to Look for or ask During a Viewing

(Consider printing and bringing this with you.)

- ☐ When is the move in date?  
\_\_\_\_\_
- ☐ Are utilities included in the rent? (Tip: don't forget to ask about internet)  
\_\_\_\_\_
- ☐ What is the heating system? (Tip: electric heat costs more than gas)  
\_\_\_\_\_
- ☐ Who controls the heat?  
\_\_\_\_\_
- ☐ Are the doors and windows easy to close? (Tip: cold drafts can increase heating costs in the winter)  
\_\_\_\_\_
- ☐ Is the unit unfurnished, fully or partly furnished? (Tip: If furnished, sometimes rent can be lowered if the landlord agrees to remove the furnishings)  
\_\_\_\_\_
- ☐ Does the rental come with a parking space? If so, how many?  
\_\_\_\_\_
- ☐ Is parking included or an additional cost?  
\_\_\_\_\_
- ☐ Are the locks on the doors and windows secure?  
\_\_\_\_\_
- ☐ Are the refrigerator and stove in good working order?  
\_\_\_\_\_
- ☐ Has the bathroom caused issues in the past?  
\_\_\_\_\_
- ☐ Is the plumbing in working order?  
\_\_\_\_\_
- ☐ Do all lights and electrical outlets work? (Tip: ask if there are any issues with flipping the breaker when using electrical devices such as a blow dryer, toaster, or microwave in specific outlets)  
\_\_\_\_\_



- ☐ Any cracks, water damage or mold visible on the walls or ceiling?  
\_\_\_\_\_
- ☐ Is the building entrance safe and/or secure?  
\_\_\_\_\_
- ☐ Is there a history of bugs within the building?  
\_\_\_\_\_
- ☐ Are the emergency exits well-indicated? (Tip: if you have mobility issues you may want to look for a unit closer to the ground level)  
\_\_\_\_\_
- ☐ Where are the smoke detectors and carbon monoxide detectors located?  
\_\_\_\_\_
- ☐ Are there fire extinguishers on site?  
\_\_\_\_\_
- ☐ Are the apartments soundproof?  
\_\_\_\_\_
- ☐ Is there laundry on site or laundromat close by? (Tip: some buildings have specific rules, costs per load and hours for communal laundry rooms)  
\_\_\_\_\_
- ☐ Where is garbage and recycling kept?  
\_\_\_\_\_
- ☐ If the rental is a house, who is in charge of the yard maintenance (e.g. shoveling snow, mowing the lawn, etc.)?  
\_\_\_\_\_
- ☐ What amenities are close by? (Tip: Some grocery store retailers have higher prices which can significantly increase your monthly expenses)  
\_\_\_\_\_
- ☐ If you rely on public transit, is it close to a bus stop? (Tip: Check the bus schedule to see how long and how many transfers it will take you to get to work or school)  
\_\_\_\_\_
- ☐ If you access community resources (e.g. food banks), how far away are they?  
\_\_\_\_\_
- ☐ If you have children, how far away is it from their school? Will they need to change schools?  
\_\_\_\_\_

