

Searching for your next place to live can be very stressful. We want to help keep you organized in your hunt so we've compiled this guide of questions you can use while sorting through listings and take with you to apartment viewings to help keep you organized! These are all useful questions that will ensure the home you choose is the right place for you.

Moving and lease information

1. When is the move-in date?
2. How many months does the lease cover?
3. How much notice would I need to give before moving out? Is there a penalty if I need to move out before the lease is up?
4. What paperwork is required for the application? (Note: Do not ever give out your personal financial information or SIN.)
5. Is there an application fee? (This kind of fee should be avoided.)
6. Does the lease allow subletting?
7. Does the lease allow roommates?
8. How would rent be paid? (You should not deal in cash.)
9. How often does the rent increase? (Units that were lived in before November 15, 2018, are limited to capped rent increases with annual provincial guidelines. Units NOT lived in before that date are subject to higher rent increases.)
10. Will the landlord issue rent receipts?
11. Do you have to pay the first and last month's rent up front? (A landlord cannot request more than this in advance.)
12. What is the policy for if anything needs to be repaired? Will you be charged the fees? (If you are renting an apartment, you are generally not expected to cover repairs. Condos may have different rules.)
13. What utilities are included? For what isn't included, how much do utilities typically cost for the property?
14. Is parking available?
15. Are pets allowed?
16. What is the guest policy?
17. What is the pest control policy?

18. Is smoking/vaping allowed in the unit or on the property, or is it smoke-free?
19. Who maintains the property, and how are they to be contacted? (Try to communicate mostly in writing over email so you can keep a paper trail.)

20. Who has access to the rental unit?
(Landlords, property managers and some contractors often have keys to the unit but require at least 24-hour written notice to enter.)

21. Is renter's insurance required?

Household details

22. What appliances are included?
23. Does the tenant have control over heating and/or air conditioning? Where are the controls located?
24. Does the heating and/or air conditioning work properly?
25. Can you bring your own window air conditioner?
26. What is the water pressure like?
27. How many outlets are in each room?
28. Where is the fuse box or breaker for the unit located?
29. Is there enough indoor and outdoor lighting for you?
30. How much storage space is available?
Is there any shared storage space with the rest of the property?
31. Is there a laundry facility on the premises or nearby?
32. In case of shared accommodation: How many people share the bathroom and kitchen?
33. Is there any noticeable damage to the unit already?
34. Are there any plans to update or improve the property in the future?
35. Can you make decorative changes? (i.e. painting, adding wall shelving and décor, changing blinds and light fixtures, etc.)

Safety and security

36. Is the entrance to the unit easily accessible and safe?

37. Are all door locks working?

38. Is there adequate lighting around exterior entrances?

39. Do the smoke detectors work? How often are the batteries replaced?

40. Are there carbon monoxide detectors in the unit?

41. Are there fire extinguishers in the unit?

42. Does the front door have a peephole?

43. Does each bedroom have its own lock?

44. Are all windows intact and easy to access from the unit?

45. Do the windows have working locks?

46. Is there any history of mould or pests?

47. Is the unit in a neighbourhood that you feel safe in?

48. Did you research the landlord to ensure they have a good reputation?

Other considerations

49. How long was the previous tenant living in the unit?

50. How is garbage handled on the property?

51. How close is the nearest grocery store?

52. How close is the nearest hospital or healthcare facility?

53. Is the rental unit close to campus?

54. Is the rental unit easy to come and go from the TTC or the GO Train?

55. If the unit is in a condo building: What are the hours of any facilities in the building? Do any of the facilities require extra fees to access?

Additional notes

Use this section to take some notes during your viewing!