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?

☐ Where is the closest bus stop?

☐ Is the rental space close to services that are used regularly? (groceries, bank, fitness)

☐ Is the rental unit clean? Who shovels the snow and cuts the grass? Who supplies the equipment (shovels, lawn mower)?

☐ Where can vehicles be parked? Is there good lighting outside and in the parking lot?

☐ How quiet or noisy is the rental unit during the evening for studying or sleeping?

☐ Are there laundry facilities? Is there a schedule for use? Is there a cost? Where is the closest laundromat?

☐ Does the building have Internet service or can it be installed?

AVOID ROOMMATE MISUNDERSTANDINGS

☐ Who will sign the residential tenancy agreement? It’s best that all parties be named on the tenancy agreement.

☐ What will happen if one person needs to move out before the end of the tenancy?

☐ How will costs be shared and bills paid?

☐ How will problems be resolved?

QUESTIONS AND CONSIDERATIONS

☐ Is the residential tenancy agreement for a fixed amount of time or month-to-month?

☐ When and where will the rent be paid? What happens if it is late? Receipts are recommended for any payments.

☐ Who do you contact if there is a problem?

☐ Have you arranged for tenant insurance?

☐ Are sublets okay? What about a roommate?

☐ Are pets allowed? Is a deposit required?

☐ Is smoking allowed?

☐ How long can guests stay?

☐ Am I able to decorate my unit? What is the policy about push pins and nail holes in the walls?

☐ When and where are notices delivered when it’s time to move out?

☐ When will the inspection report be done?

☐ Keep copies of all your tenancy documents, including the tenancy agreement, inspection report, and receipts.

FINANCES

☐ How much is the rent?

☐ Is a security deposit required? What is the amount?

☐ Does the rent include heat, water, electricity, cable or Internet?

☐ Will utility hook-up charges be extra? (For more information refer to the tipsheet “Electricity and Natural Gas Contracts” at www.servicealberta.ca>Consumer Information>Tipsheets)

☐ Will parking cost extra? What is the amount?

☐ Who has to pay for repairs—big ones and small ones?