

Rental Checklist



Do you like the neighbourhood? Walk up and down a few streets to get a feel for the area during the day and at night. Do you feel safe? What amenities are nearby? How far is the commute to school/work? These are all important factors to consider.



Upon entry, check the front door to make sure it is well sealed and the locks work well. You may also want to measure to door. This may prevent issues when moving in your furniture.



Check the floors, walls and ceilings for any evidence of water damage. With water damage comes mold and mildew. Not only are these stains and cracks unsightly, but they can also be harmful to your health.



Open and close all of the windows. Make sure they are easy to open and close, and that there are no drafts coming in. You'll be especially thankful for this during the winter. Be sure to check if the windows have screens to avoid bugs



Turn on the faucets in the kitchen and in the bathroom. Check the water pressure and water colour. Also be aware of any banging in the pipes.



If you're looking in the winter, turn on the heat. In the summer, turn on the air conditioning (if applicable). Make sure the systems and baseboards work well and that you are comfortable.



If heat and electricity are not included in the rental price of the unit, be sure to ask your hydro company for an estimate of the annual electricity cost.



Have a close look at all storage spaces in the unit – closets, cabinets, and storage lockers. Will you have enough space for your belongings? Be mindful of the cleanliness of these spaces and make sure there are no bugs lurking.



Check all the power outlets to ensure they work. Plug in something small, like a phone charger, and make sure they function properly.



Have a close look at all of the appliances to make sure they work well.



Does the unit have laundry facilities? If not, make sure there is a place to do laundry nearby.



Notice the noise level of the unit. Can you hear your neighbours? Is there noisy traffic outside? A railway? If you can, visit the unit during the day and at night to get a feel for the noise level.



If you have a car, make sure you have a parking spot, or that there is ample parking with good lighting nearby.



Guide For Residential Landlords In Ontario

RS Peters

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