

How to Interview a Possible Landlord

When you begin to look at places to rent, you will have a chance to ask questions to the landlord directly. Below are some questions to ask the landlord. Remember to get any information in writing before making a rental agreement.

LEASE AND MONEY	Answer
<i>What is the monthly rent?</i>	
<i>What is the deposit I will have to pay to hold the apartment/house and is it refundable if I change my mind?</i>	
<i>Is there a damage deposit? If so, how much?</i>	
<i>Am I required to purchase renter's insurance?</i>	
<i>What is the total amount of money I will need to move in? (i.e. Deposit, damage deposit, any additional fees)</i>	
<i>Can I sublet¹ the place if I need to?</i>	
<i>Can I have roommates?</i>	
<i>Is there penalty for late rent? If so, what is it?</i>	
<i>If I need to move, is there a penalty if I break my lease? If so, what is it?</i>	
<i>When does rent need to be paid each month?</i>	
<i>How is the rent payment to be made? (i.e. mail, online, directly to landlord)</i>	
<i>Do you offer a one year or month-to-month lease?</i>	

¹ Sublet means to allow someone to rent all or part of a house or other building that you are renting from someone else.

<i>If I decide to stay, what are the terms for renewing the lease?</i>	
<i>If I decide not to stay, how much notice is required?</i>	
<i>Have there been rental increases in the past three years? If so, how much?</i>	
<i>When is the property available?</i>	
<i>Is someone currently living in the home?</i>	
PETS	
<i>Do you allow pets?</i>	
<i>Do you charge a pet deposit? If so, is it refundable?</i>	
<i>Are there limitations/restrictions on my pet?</i>	
UTILITIES/MAINTENANCE/CHANGES	
<i>What utilities, if any, are included?</i>	
<i>What utilities am I responsible for?</i>	
<i>If utilities are not included, what is the typical cost for this property?</i>	
<i>Will I be responsible for any maintenance?</i>	
<i>Is there a 24 hour number for maintenance emergencies?</i>	

<i>How fast can I expect someone to respond to a maintenance problem?</i>	
<i>Do the pipes freeze in the winter?</i>	
<i>How do you shut off electricity/water in case of an emergency?</i>	
<i>Is the apartment heated by gas, electricity, oil or wood?</i>	
<i>Who is responsible for repairs?</i>	
<i>Have there been any major repairs or renovations done in the past year?</i>	
<i>What changes can I make to the property? (i.e. painting, wallpapering, hanging pictures, installing shelves, etc.)</i>	
<i>Is there a laundry room in the home or building?</i>	
<i>Is there a storage room?</i>	
PARKING	
<i>Is there parking and is it included in the rent?</i>	
<i>How many spaces will I receive?</i>	
<i>Is the parking assigned?</i>	
<i>Is there anywhere for my guests to park?</i>	

OTHER	
<i>Are there any rules for garbage and recycling?</i>	
<i>How is garbage removed and when?</i>	
<i>Are there any rules about overnight guests, parties, or quiet hours?</i>	
<i>Is smoking allowed inside or outside the property?</i>	
<i>Are waters beds allowed?</i>	
<i>Can I have a real Christmas tree?</i>	
<i>What is the distance to the nearest amenities? (i.e. public transit, grocery store, school, etc.)</i>	