

Tenant Rights

Before signing the contract



Make Sure You Sign With a Reputable Cellphone Provider

- Check reviews, ask some friends and shop around to make sure that the cellphone provider you decide to sign with works in your location.
- Make sure to check out multiple companies to find the one that best fits YOUR needs.
- Popular providers include: Bell, Telus, Koodo, Rogers, Virgin Mobile & Fido



Check That There are Working Detectors

- Smoke detectors will help you prevent asphyxiation and can warn you of other potential dangers such as a fire.
- Carbon monoxide detectors prevent CO poisoning which occurs when the body replaces the O₂ in your blood streams with CO.
- Sources of CO include: Clothes dryer, Gas Stoves or ovens, Water heaters, Generators, Motor Vehicles & Grills.



Make Sure You Take Notice of Potential health hazards

- Mold and dampness may cause health issues if left untreated
- Make sure that there is proper ventilation in the house
- If people will be living in the basement, see how cold it could become. Cold air falls while warm air rises, meaning that winters can become especially cold.
- Exits should be easily accessible in case of an emergency where evacuation is necessary.



Mice

- Leaving food out can increase the chance of a mouse infestation.
- They can enter not only through open windows and doors but also through cracks and holes present elsewhere.
- Tell your landlord right away if you spot a mouse in your home.
- If permissible, a cat could help with preventing mice from entering.



Bed Bugs

- Bed bugs can enter your house by holding onto luggage, clothing, used beds and couches, and other items.
- They usually hide in mattresses, box springs, bed frames and headboards where they can easily bite people while they are sleeping.
- Notify your landlord if you see that bed bugs have made your bed their home.



Cockroaches

- Cockroaches are annoying creatures and can survive even the most thorough chemical products.
- The best way to prevent cockroaches from being tempted to enter your house is to keep it clean.
- Water leaks and cracks and holes are also factors that contribute to cockroach infestations.
- Tell your landlords if you spot cockroaches in your house.



Fleas

- A flea infestation originates mostly from pets.
- Though this doesn't mean that you can't get fleas in your house if you don't own pets.
- Pets can attract fleas from other pets or simply from running around outside.
- If you spot fleas on your pet make sure to use a flea comb to remove them. Put the fleas in hot soapy water to kill them.
- Visit your veterinarian to get a recommendation on the next steps to be taken
- If you spot fleas in your house, tell your landlord immediately.



Who's responsible?

- The landlords are ultimately responsible for keeping the house free from any kind of infestation.
- But it is also wise to keep your house tidy to avoid the infestations in the first place. It is better to prevent than to cure.



Check the Outside of the House

- Having a great living experience is more than just having a good house. Go outside and see the scene around you, ask yourself this:
- Is this someplace you wouldn't mind seeing every morning?
- Would you feel safe here at night?
- Are the neighbours to your liking?
- These are all questions you should be asking yourself when thinking about the indirect factors of your rental.



Test the House

- Individual plugs, the appliances included in the house, light switches or any other features can and should be tested.
- The best time to figure out that something doesn't work is before you pay the landlord.



Look at the Damages Already Present

- If you find damage or other impurities in the house and you still want to rent it, you should point it out to the landlord and take some pictures as proof.
- These picture can help you in case the landlord accuses you of causing those damages.



Look at your Contract

- The piece of paper that you sign holds a lot of power. You will be held up to the terms set on the page.
- It is important to make sure that you read over the contract and understand what you are signing up to.
- Simply by reading the contract you might be able to discover something about the lease that might put you off from signing in the first place.
- If unsure about a contract, feel free to talk to Community Legal Aid or a friend.



Sources

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