Looking for a rental? Check out [www.places4students.com](http://www.places4students.com)

## Rental Viewing Checklist:

### Bring to Viewing
- [ ] Phone/Camera to take pictures
- [ ] Tape measure to measure dimensions
- [ ] Pen and paper to draw layout
- [ ] A friend for a second opinion
- [ ] Phone charger to test outlets

### Utilities
#### Included in Rent:
- [ ] Water
- [ ] Hydro/electricity
- [ ] Gas
- [ ] Cable
- [ ] Wi-Fi/internet

#### Garbage Disposal:
- [ ] Garbage chute
- [ ] Garbage room
- [ ] Curbside pickup

#### Bins Provided:
- [ ] Garbage
- [ ] Recycling

#### Heating and cooling:
- [ ] Air Conditioning
- [ ] Heating
- [ ] Does landlord cover cost for extra fans/heaters?

#### Electrical/service capacity:
- [ ] Working outlets in all rooms
  - [ ] Grounded (3 prong)
- [ ] General electricity capacity (turn everything on without tripping a breaker?)
- [ ] Fuse/breaker box
- [ ] No “dead zones” of Wi-Fi/cell service

### Kitchen
- [ ] Freezer
- [ ] Fridge
- [ ] Stove
- [ ] Microwave
- [ ] Dishwasher

#### Test Kitchen Sink:
- [ ] Hot and cold water
- [ ] Good Water Pressure
- [ ] Drains Unplugged

### Laundry
- [ ] Washer/dryer in unit

### Bathroom
- [ ] Working shower
- [ ] Clean tub
- [ ] Flushing toilet
- [ ] Mirror
- [ ] Counter space
- [ ] Storage
- [ ] Toilet Paper Holder
- [ ] Towel rack
- [ ] No evidence of mold
- [ ] Working outlets
- [ ] Working Ceiling fan & light

#### Test sink/shower:
- [ ] Hot and cold water
- [ ] Good water pressure
- [ ] Drain unplugged

### Keys/Locks
- [ ] All keys tested to ensure function
- [ ] Permission to install additional locks
- [ ] Key deposit required
- [ ] Spare key available
- [ ] Fee for lockout: ___________$$
- [ ] Fee to change locks: ___________$$

### Miscellaneous
- [ ] Unit comes with furniture
- [ ] Good closet space
- [ ] Storage unit
- [ ] Parking Spot/Fee ___________$$
- [ ] On major bus route – closest stop _____________
- [ ] Close to Sault College – distance to Sault College _____________
- [ ] Flooring in good condition

### Lighting
- [ ] All rooms have functioning lighting
- [ ] All light switches work
- [ ] Windows open and are barrier free
- [ ] Windows are lockable
- [ ] Window coverings included/or landlord will install

#### Sunlight:
- [ ] Morning □Evening □ No direct sunlight

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Credit: University of Toronto – Student Life Housing
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Rental Viewing Checklist:

**Maintenance/Upkeep**
- ☐ Repairs are necessary prior to move in *(if yes, have landlord agreements in writing)*
- ☐ Pre-existing damage documented
  - *take photos of unit prior to move in. Email pictures to landlord to confirm you will not be held responsible for pre-existing damage*
- ☐ Walls require patching/painting prior to move in
- ☐ Unit has mold/mildew
- ☐ Permission to paint walls
- ☐ Requirement to return walls to original state before move out *(re-painting, etc.)*

**Safety and Fire**
- ☐ Functioning smoke detector/alarm in unit
- ☐ Carbon monoxide detector in unit
- ☐ Fire exits clearly marked
- ☐ Fire extinguisher provided in unit
- ☐ Sprinklers in unit
- ☐ Door has peephole
- ☐ Building security measures

For general inquiries regarding renting in Sault Ste Marie, feel free to contact Residence Office at 1-705-759-2554 ext. 2684

**Additional Comments/Notes:**

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Looking for a rental? Check out www.places4students.com

Rental Viewing Checklist:

Helpful Tips

- Start your search early. Use more than the advertised cost to make your decision
- Sault College endorses Places4Students when searching for rental unit opportunities. www.places4students.com. Local ads or third party advertisements are not a recommend method. Be aware of scams.
- Visit the rental opportunity, or at a minimum request a variety of interior/exterior pictures. Skip over listings that do not include or provide pictures on request, especially if moving from out-of-town.
- Use online app such as google earth to review the area and neighborhood
- Look for clean, safe environments that have been maintained
- Look for cost-sharing opportunities (roommates)
- Be aware of how many bathrooms are available for the number of tenants in the rental property. As a guide:
  - Aim for one 3 or 4 piece bathroom for every 2 tenants, but
  - Up to 3 tenants, one 3 or 4 piece bathroom
  - 4 tenants, one 3 or 4 piece bathroom and at minimum a 2 piece bathroom
  - 5-6 tenants, two 3 or 4 piece bathrooms minimum
- If utilities (hydro, water, gas) are not provided ask for copies of the bills for the last 12 months to review
- Ask for references of previous tenants
- Be aware of responsibilities (grass cutting, shoveling driveway) or other basic maintenance and up-keep
- Ensure all amenities required are available (ex. Parking, high speed internet, cooking appliances, laundry, wi-fi, etc.)
- Ask questions and record answers such as:
  - Is the hot water tank a rental? If yes, there should be a service agreement in place for quick service
  - If no, does the landlord have a service contract in place to maintain and/or replace
  - If no, and no service contract is in place ask how old the hot water tank is
  - If more than 10 years, there may be a wait time to repair or replace older equipment
- Is there a sufficient source of hot water? What size is the hot water tank?
  - 50 us gallons required for 4 occupants - If less, be prepared for cold showers at times
- What is the heating type?
  - Forced air, hot water, electric convection heaters, electric baseboard
  - Electric heating types are expensive to operate
- If forced air, is the furnace a rental?
  - If yes, there should be a service agreement in place for quick service
  - If no, does the landlord have a service contract in place to maintain and/or replace
  - If no, and no service contract is in place ask how old the furnace is
  - If more than 10 years, there may a wait time to repair or replace older equipment
- How old is the building and is there a list of updates completed within the last 5 years?
  - Older buildings that have not had upgrades done within the last 5 years may indicate a neglectful landlord
  - If any of the upgrades were electrical, was the work completed by a licensed electrician under permit and was the work inspected by the ESA (electrical safety association)
- Is there a pest control program or the last time a pest control certificate was issued?
  - It is common in housing units to have pests with the increased traffic. Without a program or recent certificate, you should anticipate unwanted visitors
- Last time a review of the building was completed by the local fire department?
  - A proactive landlord will regularly be in contact with governing authorities to ensure their building is safe. Otherwise, buildings tend to become unsafe.