Rental application packet checklist

Have your documents ready before viewings so you can apply the same day. Share only what the application needs; never send money or ID before you have seen the place and confirmed the landlord is real.

NAME _____ DATE _____

DOCUMENTS TO HAVE READY (AS PDFS)

- ☐ Photo ID: [which one you will show]
- ☐ Proof of enrolment or acceptance letter from your school
- ☐ Proof of income or funds: [pay stubs, job offer, bank letter, scholarship letter]
- ☐ References: [past landlord, employer or instructor, with permission to share their contact]
- ☐ Short note about you: [program, start date, quiet hours, no smoking or pets, how long you plan to stay]

ASK THE LANDLORD

- ☐ Rent, what is included, and the deposit amount
- ☐ Lease start date and length
- ☐ Who to pay and how, and a receipt for every payment
- ☐ The lease form used in this province (Ontario: most private rentals must use the standard lease)

BEFORE YOU PAY ANYTHING

- ☐ I have seen the unit in person or on a live video call
- ☐ The landlord's name matches the lease, and the listing is not a copy of another one
- ☐ My rights: read your province's tenancy page and CMHC's renter's guide

Replace every [bracket] with your own words.

SOURCES (CHECKED 2026-11-26)

Check current details on the official page. https://www.cmhc-schl.gc.ca/consumers/renting-a-home (checked 2026-11-26)
Check current details on the official page. https://www.ontario.ca/page/renting-ontario-your-rights (checked 2026-11-26)