

Before You Move in¹⁰

If you are required to pay a security deposit, your landlord should provide you with a move-in checklist. If you are not paying a security deposit, you can either ask for a checklist or create your own. Below is an example of the checklist:

- | | |
|-------------------------------|--|
| Kitchen | <input type="checkbox"/> Garbage disposal
<input type="checkbox"/> Dishwasher
<input type="checkbox"/> Fridge
<input type="checkbox"/> Pantry
<input type="checkbox"/> Hood vent
<input type="checkbox"/> Countertops
<input type="checkbox"/> Light fixtures |
| Bedrooms | <input type="checkbox"/> Floor
<input type="checkbox"/> Walls
<input type="checkbox"/> Ceilings
<input type="checkbox"/> Closet
<input type="checkbox"/> Window and sills
<input type="checkbox"/> Blinds |
| Bathrooms | <input type="checkbox"/> Floor
<input type="checkbox"/> Walls
<input type="checkbox"/> Paint
<input type="checkbox"/> Ceilings
<input type="checkbox"/> Tub
<input type="checkbox"/> Showerheads
<input type="checkbox"/> Faucet
<input type="checkbox"/> Drain
<input type="checkbox"/> Countertops
<input type="checkbox"/> Plumbing
<input type="checkbox"/> Window and sills |
| Living and Dining Area | <input type="checkbox"/> Floor
<input type="checkbox"/> Ceilings
<input type="checkbox"/> Carpeting
<input type="checkbox"/> Windows
<input type="checkbox"/> Electrical outlets |
| Other Areas | <input type="checkbox"/> Balcony/patio
<input type="checkbox"/> Stairs/fences
<input type="checkbox"/> Garage door
<input type="checkbox"/> Check all locks |

There should be a section for every bedroom in the house!

Additional tips:

- Both the tenant and the landlord should sign and date the checklist.
- You have 3-7 days to complete this checklist.
- Be as detailed as possible in your explanations of the conditions of the property.
- Mention any smells you smell.
- Check if smoke detectors work.
- Take pictures of items.
- Check all heating and conditioning electronics.
- Look for signs of damage (like mold or cracks).

You Signed a Lease, Now What?

1 Now that you have a lease, your landlord must keep the home in liveable conditions, which includes the inside of your home, as well as common areas and outdoor premises.

- If you need repairs completed in your home, notify your landlord as soon as you are aware of them. Your landlord is required to act upon necessary repairs within a reasonable timeframe.
- When writing a letter to your landlord regarding repairs, request that they be completed within a certain amount of time.
- If your landlord is unresponsive to your repair requests, you can pay for the repairs and reduce that cost from your rent payment. Keep ALL receipts to show proof of repair costs! You can also put your rent in an escrow account. An escrow account can be used to place money in the protection of a neutral third party (such as a court administrator or court clerk) until specific conditions are met or addressed.
- If you decide to put your money in an escrow account, it should be in a separate bank account with only your rent money in it. Be sure to inform your landlord in writing that you are placing the rent funds in escrow.

2 You also have the right to enjoy your home! Your landlord cannot:

- Restrict you from accessing your home.
- Enter your home without your consent, except for in an emergency situation (such as hazardous conditions).
- Remove or damage your property.
- Alter or add locks and/or security devices without your permission.
- Cause disturbances or shutoff crucial services such as electricity, water, gas, etc.
- Cause nuisances such as loud noise and odors.