

SOLD BY ROMONA

GTA + SIMCOE COUNTY



Tenant Rental Readiness Checklist

Plan your
next move
with confidence.

RENTING



Romona Okereke

Real Estate Salesperson | eXp Realty, Brokerage

01 / PREPARE YOUR APPLICATION

Prepare your application

Confirm which documents are needed for the property you are applying for.

☐ **Complete the rental application**

Use the working application link below and check your contact details.

☐ **Organize identification and income documents**

Prepare requested identification, an employment letter or other proof of income, and recent pay records where applicable.

☐ **Review your credit information**

Prepare a recent report or discuss consent for a credit check.

☐ **Prepare references**

Confirm contact details for previous landlords or other appropriate references.

☐ **Introduce yourself briefly**

An optional cover note can explain your timing and rental needs.

Open the residential rental application

[FCAC | Get your Canadian credit report](#)

■ **Share documents securely**

Contact Romona for a secure upload link before sending identification or financial records. Share only the information needed for your application.

Plan your rental budget

Keep move-in funds separate from your ongoing monthly expenses.

- ☐ **Confirm rent and deposits**
Plan for the first rent payment and any lawful last-month rent deposit. Confirm the amount and timing before paying.
- ☐ **Budget for your move**
Include movers, storage, packing and any building booking costs.
- ☐ **Check insurance and services**
Confirm tenant insurance requirements, utilities, internet and setup costs.
- ☐ **Keep an emergency reserve**
Leave room in your budget for unexpected expenses after moving.

MY RENTAL BUDGET

Maximum monthly rent	\$	
Monthly utilities and insurance	\$	
Other monthly housing costs	\$	
Total monthly housing budget	\$	0.00
One-time move-in funds	\$	
Emergency reserve after moving	\$	

Open rental budget calculator

Enter amounts in the PDF, or use the online calculator on any device.

- ☐ **Ontario rent deposits**
For tenancies covered by Ontario's Residential Tenancies Act, a rent deposit is for the last rental period, not damage. Review the standard lease guidance for details.

Review the home and lease

Choose a home that fits your daily needs, then confirm the details before signing.

- ☐ **Set your search priorities**
List locations, bedrooms, budget, move-in date, parking, storage and any accessibility needs.
- ☐ **Compare daily travel**
Check work, transit, schools and services at the times you will use them.
- ☐ **Ask about pets and building rules**
Discuss applicable condominium rules and get advice on any restrictions in the lease.
- ☐ **Confirm what is included**
Review utilities, appliances, parking, storage and maintenance responsibilities.
- ☐ **Read the agreement carefully**
Review rent, deposits, payment timing and all additional terms before signing.
- ☐ **Record the move-in condition**
Keep dated photos, note existing issues and confirm how to report maintenance concerns.

MY RENTAL SEARCH NOTES

My three priorities

Questions before signing

Move-in date

Let's plan your next move.



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Tell Romona about your preferred area, budget and move-in date. Together, you can organize your rental search and discuss the next steps.

GTA + Simcoe County

COMPLIMENTARY 15-MINUTE CONSULTATION

Rental Readiness Consultation

Email Romona to arrange a time

[416-342-3870](tel:416-342-3870) | SoldByRomona.com

romona.okereke@exprealty.com

USEFUL REFERENCES

[FCAC | Get your Canadian credit report](#)

[Ontario | Guide to the standard lease](#)

General information only. Confirm property details, costs and eligibility with qualified legal, tax, financial and mortgage professionals. Information reviewed October 7, 2026.