

YOUR RENTAL JOURNEY MADE SIMPLE

TENANT

Action Plan

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Brought to you by



Olga Bello

REALTOR®

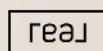


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PREFERENCES

for your next rental

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YOUR NEEDS COME FIRST

My goal is to fully understand your lifestyle, priorities, and expectations so that every decision reflects what matters most to you. From location and budget to comfort and convenience, each step will be guided by your goals.

Once I have all the necessary documents and information, we can move forward quickly and confidently. Providing these details helps ensure a seamless process, allowing us to act promptly when the right property becomes available.

Together, we'll make sure your next move feels simple, informed, and aligned with your needs.

YOUR RENTAL WISH LIST

- Desired neighbourhood or proximity to work/school
- Unit type (apartment, condo, house, townhouse)
- Number of bedrooms and bathrooms
- In-suite laundry or building laundry facilities
- Parking requirements (assigned spot, garage, street)
- Amenities (gym, pool, concierge, etc.)
- Utilities included (hydro, water, internet)
- Storage space (closets, lockers, garage)
- Accessibility features (elevator, wheelchair access, etc.)
- Pet-friendly options
- Move-in date availability



SECURE YOUR RENTAL FAST

REQUIRED *Documents*



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REQUIRED DOCUMENTS

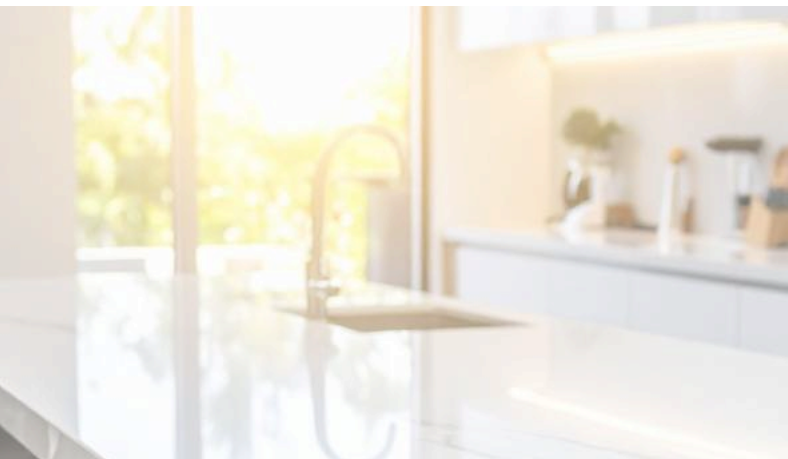
The GTA rental market moves quickly. To give your agent the strongest advantage on securing a rental property be ready to provide the following documents and information:

- Completed rental application form (your real estate agent will provide)
- Photo identification (government-issued)
- Proof of income (employment letter and recent pay stubs)
- Credit report with score (Equifax preferred)
- References (previous landlord or employer)
- First and last month's rent (typically required upon offer acceptance)
- Key deposit (typically required before move-in)
- Proof of tenant insurance (required before move-in)
- Any additional supporting documents that may strengthen your application

The Offer & Lease (Your Rights in Ontario)

Ontario rentals are governed by the Residential Tenancies Act (RTA).
Here are the essentials every tenant should know:

- **Standard Lease**
Most rentals must use the Ontario Standard Lease form. Review it carefully before signing.
- **Rent Deposit**
Landlords can only ask for the first and last month's rent as a deposit. They cannot ask for a damage deposit.
- **Tenant Insurance**
Strongly recommended and often required. It protects your personal belongings and provides liability coverage.



- **Landlord Entry**
Your landlord must provide 24 hours' written notice to enter the unit, except in genuine emergencies.
- **Your Advocate**
A licensed Realtor can help you prepare your offer, protect your interests, and ensure your paperwork is clean and compliant.

Understanding your relationship with licensed REALTOR®

Before beginning your rental search, it's important to understand how your relationship with a licensed REALTOR® works in Ontario.

Your REALTOR® is there to represent you, guide you through the process, and protect your best interests every step of the way.

Receive the RECO Information Guide

- Before you begin working together, your REALTOR® must provide you with the RECO Information Guide. This guide explains your rights, responsibilities, and the different types of relationships you can have with a REALTOR®.
- You will be asked to acknowledge that you've received and reviewed this guide.

Sign a Representation Agreement

- Once you've decided to work with your REALTOR®, you'll sign a **Tenant Representation Agreement**.
- This agreement clearly outlines the **services** your REALTOR® will provide and confirms that they are **legally obligated to act in your best interest**.
- From this point forward, **your REALTOR® is committed** to representing and protecting you throughout the rental process.

Begin Your Rental Search

- After your relationship is documented, your REALTOR® can begin searching for properties that match your needs and budget.
- You'll receive **professional support** with booking showings, reviewing listings, and preparing offers.
- Your REALTOR® will also help you **understand market conditions** and **guide** you through each step until move-in day.

SECURE YOUR RENTAL FAST

THE PROCESS

of finding and securing your next rental



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THE PROCESS

to Rent Your Next Home

PARTNER WITH AN AGENT

Start by reaching out to a **licensed Realtor** who understands the local rental market. Having professional guidance helps you find the right property faster and avoid common mistakes that can cost you the lease.

DEFINE YOUR NEEDS AND BUDGET

Decide on your **preferred location, budget, move-in date, and must-have features** such as parking, number of bedrooms, or pet-friendly options. Be clear on your absolute maximum rent to save time.

GET YOUR DOCUMENTS & FUNDS READY

Prepare key documents: **Digital PDFs** of recent pay stubs, employment letter, photo ID, credit report, and references. **Crucially, have your deposit (First and Last Month's Rent) ready as a certified cheque or bank draft.**

START YOUR PROPERTY SEARCH

Your **Realtor** will help you review listings, book showings, and identify suitable homes based on your needs and budget.

SUBMIT YOUR OFFER

Once you find a place you love, your **Realtor** will complete the **Agreement to Lease** document and submit it with all required documents. In competitive markets, **timing is everything**; acting quickly and efficiently with all documents in place can make the difference.

REVIEW AND SIGN THE LEASE

Once your offer is accepted, you'll have a short window (often **24 hours**) to submit your certified deposit. Review the **Standard Form of Lease (SFL)** carefully with your Realtor. Pay special attention to clauses regarding: **Repairs & Maintenance, Utilities Responsibility, and any specific Pet/Smoking Rules** before signing.

PREPARE FOR MOVE-IN

Arrange your tenant insurance, key deposit, set up utilities, and schedule your move-in date. Your **Realtor** will confirm the key pick-up location and time.

SETTLE IN AND ENJOY YOUR NEW HOME

Once you've moved in, take note of any maintenance needs and keep open communication with your landlord. Enjoy your new home and neighbourhood!

SECURE YOUR RENTAL FAST

MY PROMISE

To You



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MY PROMISE TO YOU

From the day you partner with me, and even past the day you step foot in your new home, consider me your dedicated real estate adviser.

Whatever you need, I have the resources and expertise to guide your decisions. Throughout your transaction, you can come to me for both the little things and the important steps.

You'll always have my number, and I'll always be ready to spring into action; just say the word!

Signature 

To serve the community as a leader in the real estate industry and as a friend and neighbor
To always do the right thing, even if it isn't what is easiest

To take care of your needs at the highest level through unparalleled professionalism and attention to detail. No request is too small

To serve as a trusted local expert and adviser by your side

To consistently and clearly communicate with you in the manner and frequency that you prefer

To treat you and your family with straightforwardness, integrity, and respect at all times

To answer your questions, ease your concerns, reduce your stress, and expertly handle the entire real estate transaction

To hold myself accountable to finding a great home for you - after all, that is what my business is built on



Olga Bello

REALTOR®

Your Strategic Partner in Real Estate

As a dedicated REALTOR®, I bring strategy, precision, and an unwavering commitment to my clients. My background in the high pressure medical sector taught me the importance of focus, discipline, and integrity — values I apply to every real estate transaction.

Fluent in English, Ukrainian, and Russian, I connect naturally with clients from diverse backgrounds and offer a global perspective that enriches each buying and selling experience. I take pride in simplifying complex decisions, identifying meaningful investment opportunities, and ensuring every move aligns with my clients' long term goals.

As a former competitive athlete, I approach real estate with resilience, determination, and focus. My goal is to deliver a seamless experience where every decision is guided by insight, care, and an unwavering dedication to your success.

SAVE MY CONTACT INFO



LESS TIME

My professional skills, resources and contacts will help you to find your dream home in no time.

EASY PROCESS

While I navigate through the complexities of the real estate transaction, you can enjoy a seamless experience.

YOUR DECISION, YOUR TERMS

You decide when a deal works for you. I'll make sure you understand your options every step of the way.

Connect With Me



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SECURE YOUR RENTAL FAST

CLIENT *Reviews*



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CLIENT TESTIMONIAL

Reviews

JUSTIN VLAD ★★★★★

Working with Olga Bello was an incredible experience from beginning to end. From our first conversation, it was clear that she genuinely cared about finding the right place for me—not just closing a deal. Olga took the time to truly understand what I was looking for, and she went above and beyond to help me secure my dream apartment at 260 Malta Avenue.

Her professionalism, attention to detail, and deep knowledge of the process made everything smooth and stress-free. What really stood out was the personalized experience—at no point did I feel like just another client or a number on a spreadsheet. Olga made me feel heard, supported, and prioritized every step of the way.

She was proactive, thoughtful, and incredibly dedicated, even going the extra mile behind the scenes to ensure everything came together perfectly. I'm so grateful for her guidance, and I can't recommend her highly enough to anyone looking for a realtor who combines expertise with genuine care.

MUANYA ★★★★★

I can't recommend Olga Bello enough. I was going through a deeply challenging and stressful time while trying to secure a home for myself and my three children, and many landlords were hesitant about renting to me. Olga was incredibly empathetic and supportive from start to finish.

She was a fierce advocate for my family, going completely above and beyond, even conducting viewings when I couldn't be there.

She is professional, kind, and prepared me step-by-step, explaining the process so well that I always knew what was coming next.

Thanks to her dedication, we found the perfect place! She made a truly challenging process manageable and stress-free.

Olga is a real estate professional you can absolutely trust and rely on and even more than that, she is kind hearted and a wonderful person to work with.

DAIANA ★★★★★

Olga was an absolute pleasure to work with! She truly cared about understanding our needs and went above and beyond to find the perfect solution. Her patience, honesty, and calm confidence made the entire process smooth and stress-free. We couldn't have asked for a better experience. Highly recommend her to anyone looking for a realtor who genuinely cares.

GET IN TOUCH

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