

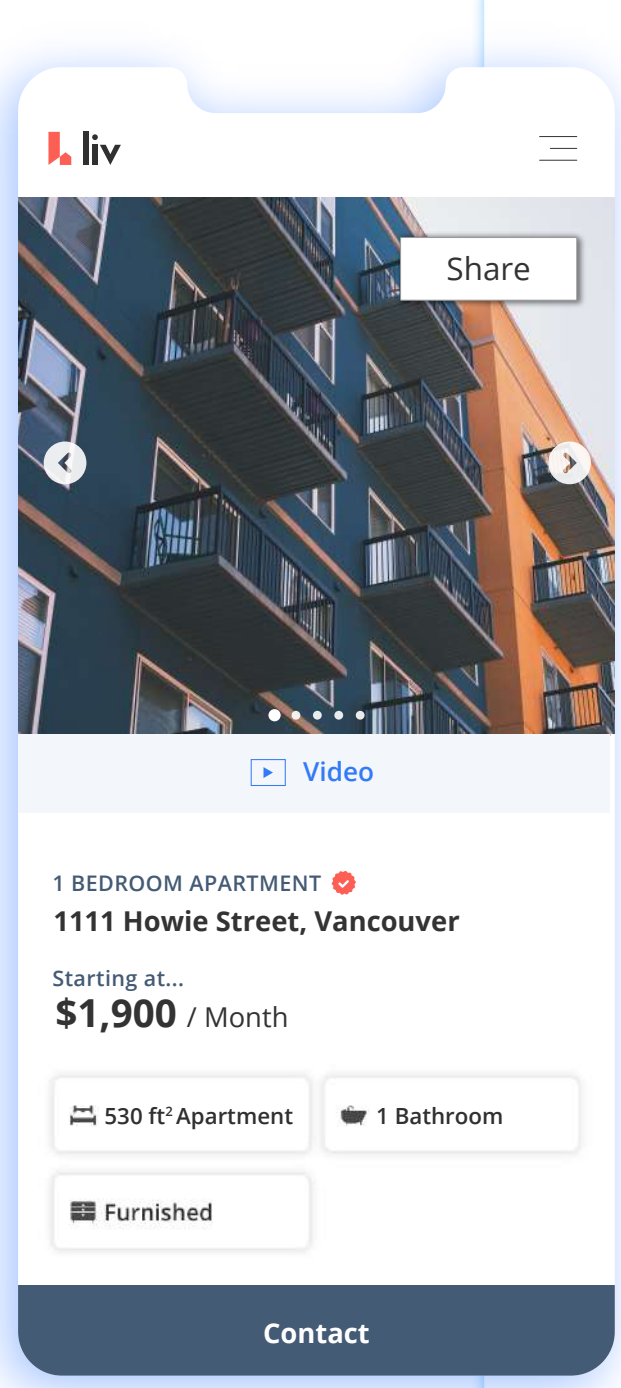
# Ultimate Landlord Guide

How To Rent Out Your Listing  
& Secure A Tenant As Fast As 7 Days



## Step 1 Finding Tenants

### How To Create An Attractive Rental Listing



- Set the right rental price**  
 Know [how much it costs to rent in your area](#). Pricing too high may cause you to miss out on qualified tenants. Conversely, pricing too low can attract non-qualified renters.
- Take quality photos**  
 Follow this rule-of-thumb: clean-bright-align. **Clean** & declutter to show as few items as possible. **Brighten** with natural light by taking photos during the daytime. **Align** so that the focal point of the photo falls at the intersection of two equally spaced vertical & horizontal lines.
- Cover the basics**  
 Include # of bedrooms & bathrooms, furnished vs. unfurnished, pet policy, utilities included, and location.
- Highlight specific features**  
 Show tenants "why" they should rent your property - parking, new building, facilities & amenities, walkable distance to transit/campuses.
- Include the lease details**  
 Provide move-in date, max. occupancy, lease type (e.g. fixed term, month-to-month,) and min. lease requirement.

**liv.rent Quick Tip**

Speed up your search for tenants.

**Maximize Your Reach**  
 Fill out your listing once on liv.rent, and then push it out across multiple channels: Craigslist, Facebook Marketplace, Kijiji, and more.

**Find Qualified Tenants**  
 After posting on liv.rent, a list of prospective tenants with preferences that match your listing details will be auto-generated. You can filter this list and connect with them.

### Where To Advertise Your Rental

- Online listings site**  
 List on liv.rent and then share so that you can [share simultaneously on Craigslist, Kijiji, Facebook](#) and more.
- University housing sites**  
 Contact the "off-campus housing" department of universities & ask to be added on their housing sites.
- Social media**  
 Facebook marketplace, Facebook groups, Instagram, YouTube, Subreddits.
- Local bulletins**  
 Coffee shops, community centers, university campuses, libraries, grocery stores.

#### Tips On Renting Out Your Property

[Tips On How To Photograph Your Rental Property](#)  
[liv.rent's Verification Process](#)

#### Tips On Advertising Your Rental

[Guide For Landlords On How To Use liv.rent](#)  
[Landlord Guide: Renting To Students](#)

## Step 2 Securing A Good Tenant

### Filtering Out Non-Qualified Tenants



- Include a video tour**  
 Show upfront what the property looks like. If tenants like what they see, they'll proceed to book an in-person viewing. If not, you'll save time from having to show non-interested tenants.
- Ask renters to apply prior to showing**  
 Serious tenants will go the extra mile to apply in advance. Once you've reviewed the applications, invite tenants who qualify to book a showing.

**liv.rent Quick Tip**

When evaluating prospective tenants, these are the four areas you need to look for in their application: income & employment, credit history, rental history, and details that matter to you (e.g. pets.)

To speed up the screening process, look at the tenant's [Liv Score™](#). This is a free tool that scores tenants based on the information they provide (e.g. income & employment verification documents.)

### Screening Prospective Tenants



- Ask the tenant questions**  
 Ask questions that help you understand the tenant's character (e.g. What do you like about your current home?, Why did you decide to move instead of extending your current lease?) and lifestyle (e.g. Do you work night or odd hours?, Are you planning to bring overnight guests?)
- Call the tenant's references (preferably past landlords)**  
 Ask questions that allow you to gauge the tenant's credibility (e.g. Did the renter make payment in full and on time?, Did the renter maintain the property well?)

#### Tips On Screening Tenants

[Questions Every Landlord Should Ask Applicants](#)  
[How To Choose A Good Tenant](#)  
[What Information Can A Landlord Ask For](#)

## Step 3 Finalizing The Lease And Payment

### What To Include In The Lease Agreement

Lease agreements will differ based on the province you reside in. The following list is a general summary, so make sure to also double check your provincial guidelines.

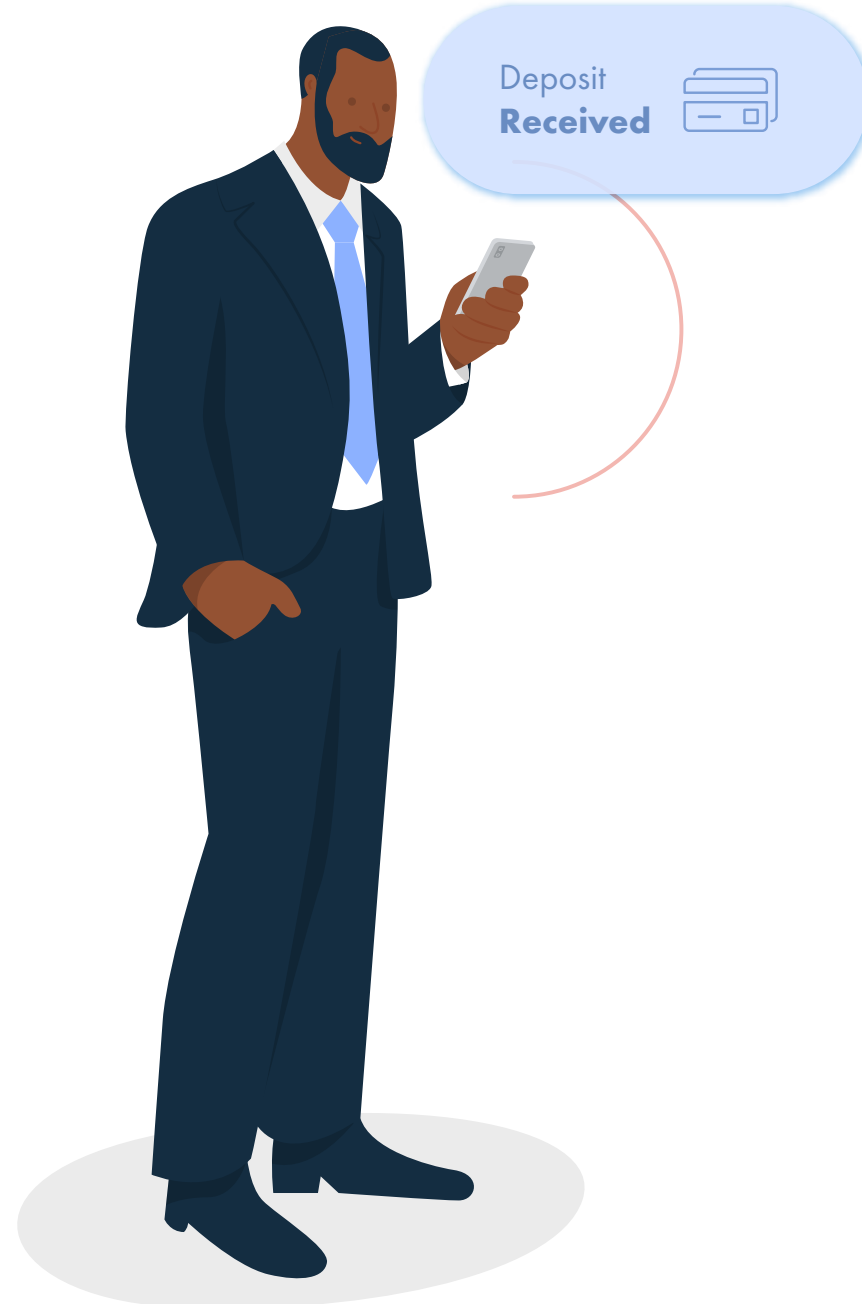
- Legal names of the landlord & tenant**
- Address of the rental unit**
- Contact information**
- Tenancy start and end dates**
- Deposit amount & due date**
- Rent amount & due date**
- Services & utilities included in the rent**
- Signatures of the landlord & tenant**
- Addendums** (Include additional terms that aren't already in the standard lease such as pets, smoking, subletting, late payment fees, and changes to the rental unit)

**liv.rent Quick Tip**

A lease addendum is a separate document that is added to the original lease agreement. This is not the same as a lease amendment, which is a change in the contract itself.

To save time, select liv.rent's addendum template and customize by adding terms not stated in the contract. Once you have saved the addendum, it will be auto attached to your digital lease agreement.

### Rent Payment Options



Please follow your provincial guidelines.

- Cash**  
 Provide a rent receipt to show rent was paid. Both you and your tenant should keep a copy of these receipts for your own records.
- E-transfer**
- Cheque**  
 Only post-dated cheques can be requested, and it must be included as a term in the agreement. You may only request the duration of the lease term (i.e. one year's worth of cheques.) If a tenancy ends earlier, all uncashed cheques must be returned to the tenant.
- Credit Card**  
 Tenants can pay on liv.rent using Mastercard, Visa, or American Express.
- UnionPay**  
 Tenants can pay on liv.rent using UnionPay.
- Cryptocurrency**  
 Renters can now [pay for rent with bitcoin](#) on liv.rent, which we convert to Canadian dollars.

#### Lease Agreement Resources

[BC Residential Tenancy Agreement Explained](#)  
[Ontario Standard Lease Explained](#)

#### Rent Payment Resources

[How To Pay For Rent With Bitcoin](#)  
[Accepted Rent Payment Options](#)