Autism Housing Network of Alberta

Viewing Questions

Tip: Attend viewings in the evening when most other tenants are home. This will help you accurately evaluate the noise level, who lives there, amount of traffic, etc.

"When was the last time the unit was treated for pests?"
This is a bit of a trick question designed to get an honest response from the leasing agent. If the unit has been treated, that may be an indicator that there is a pest problem. Cockroaches, bed bugs and mice are difficult to get rid of. Loss of furniture, personal belonging and increased moving costs all contribute to emotional stress for tenants. Take a good look under the sinks, behind the fridge and appliances for evidence of bugs, including dropping and dead or live bugs.

Is the unit you are viewing the unit that will be rented to you?
Landlords sometimes show the suite that is convenient for them to show, rather than the suite that will actually be rented. Asking this question ensures that you are not surprised by a suite on a different floor, with a different layout or features once you get to the lease signing.

Will this space accommodate your sensory and other needs?
Ensure that the location of the unit reduces the impact of noises you may find disturbing. For example, corner, and top floor suites have less neighbouring suites. Some older buildings do not have adequate insulation in the floors, walls or ceilings. Suites that face the street can be noisy. Suites that are close to busy traffic areas can be overwhelming. Newer buildings often have better sound insulation. Some tenants may require a wheelchair ramp, elevator and handicapped pick-up space in front of the building.

Is a rental discount a part of the lease?
Rental discounts can be revoked after the lease term ends, resulting in a significant rent increase. Often these leases include a clause wherein the difference between the discounted rent and actual rent is applied to the Statement of Account if the lease is broken.

Other Questions to ask:

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