

Tenant Resources

1. How and where to look for market and affordable/community housing
 - a. Rentfaster.ca, using filters for: location, size, price, notifications
 - b. Kijiji.ca, unregulated, less secure and perform due diligence
 - c. Affordable housing: <https://findhousing.alberta.ca/>
 - d. Affordable housing may be 30% of income or a percentage below market.
2. How to negotiate with the landlord
 - a. Find out what other similar rents are in your market
 - b. Give references and rental history (if positive)
 - c. Vetting a Landlord
 - i. Google search
 - ii. Ask for references
 - iii. Talk with existing tenants if possible
3. What to expect in the lease
 - a. Term, affordable housing usually starts out with a short term, 1 to 3 months
 - b. Utilities, water, sewer, garbage usually included, electricity may be included, cable/internet not included
 - c. First and last months rent which is the damage deposit
 - d. Breaches of tenancy
4. Financial qualifications for affordable housing
 - a. These may vary depending on the housing provider
 - b. <https://www.alberta.ca/affordable-housing-programs.aspx>
 - i. Income: <https://open.alberta.ca/publications/income-thresholds>
 - ii. Assets: Less than \$25,000 in household assets, may vary by landlord (RRSPs, RESPs and vehicle are usually exempt)
 - c. Income verification requires three months bank statements. Might require a co-signatory.
5. Pet policy and service animals
 - a. <https://www.landlordandtenant.org/faq-emotional-support-animal/>
6. Tenant landlord dispute resolution
 - a. Know your rights: <https://www.alberta.ca/rights-and-responsibilities.aspx>
 - b. <https://www.alberta.ca/resolving-tenancy-disputes.aspx>
 - c. Alberta Tenancy Resolution Service:
<https://www.alberta.ca/residential-tenancy-dispute-resolution-service.aspx>
7. Provincial Rental Subsidy Program
 - a. <https://www.alberta.ca/rent-assistance.aspx>
8. Characteristic of housing for autistic tenants
 - a. Safety
 - b. Sensory
 - c. Location
 - d. APECTSS Architecture for Autism: <https://www.autism.archi/>
9. Agency of Record
 - a. May be required by the landlord for tenant support
 - b. How much support is needed, life skills assessment
10. Roommates
 - a. Selection, compatibility, references, reliability, trust, safety
 - b. Thinking About Moving Guide, page 15
 - c. Agreements
11. Prepare: [Thinking About Moving Guide](#)