

Top questions to ask a potential tenant



1 Can you tell me about yourself?

Asking this open-ended question is an excellent way to begin a tenant pre-screening interview. You can assess how well your rental and its policies align with their preferences.

2 What's your preferred move-in date?

Depending on when they plan to relocate, a tenant may or may not be a good fit for your rental. Asking this question also ensures you'll have sufficient time to get your rental in order.

3 What's your preferred lease term?

This question ensures your tenant's lease terms align with yours. If you operate your property as a vacation rental, you'll be looking for a tenant who wants a short-term stay.

4 How many people will be renting or living with you?

You want to be sure that your rental can accommodate everyone while observing local and provincial public health and housing regulations. Consider your expenses as well, since the more people living in your property, the higher your fixed costs like utilities will be.

5 Do you have any pets?

If you allow animals, ask the tenant how many pets they own, their breed, age, size, and whether they're housebroken. Articulate any restrictions to avoid any misunderstandings.

6 Have you given proper notice to your current landlord?

Ask the tenant if they've advised their current landlord of their impending move. Knowing this detail is valuable, as it can help you judge if they're reliable and trustworthy.

7 Do you have full-time, part-time, or seasonal work?

Knowing a few key details about the nature of your potential tenant's work will allow you to assess the reliability of their income.

8 Will paying the first month's rent and a security deposit be an issue?

This helps you determine whether the tenant's budget can meet your rental's financial demands. An inability to pay the first month's rent and a security deposit may indicate the tenant could struggle to pay their rent.

9 Do I have your permission to do a background and credit check?

Proper tenant screening involves comprehensive credit and background checks to gauge reliability and trustworthiness. You must also obtain the tenant's consent before pulling their credit report and doing a criminal record check.

