TENANTS *guide*

TO HAVING THEIR HOME SHOWN

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With over 13 years as a home builder at Ellaney Homes, I've mastered the art of crafting spaces that families love. My journey doesn't stop there—I combine this hands-on construction expertise with a financial acumen honed through a B.Comm degree, CFP certification, and years as an RBC Branch Manager. This unique blend ensures you're not just selling a house, but maximizing its value, down to the last dollar.

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Selling a tenanted property requires balancing the needs of buyers, sellers, and tenants. While renting offers flexibility for tenants, a sale can create uncertainty. Our goal is to make this transition as smooth as possible for all parties.

Our Commitment to Tenant Courtesy

We recognize that showings disrupt daily life. To minimize this:

- Pre-scheduled showing windows will be established to consolidate visits.
- 24-hour notice will be provided for any showings outside these windows.
- We will prioritize buyers interested in retaining tenants, when possible.

A Note of Appreciation

We sincerely thank tenants for their cooperation during this process. In return:

- The landlord will provide a positive rental reference for future applications.
- We will advocate for lease continuity with potential buyers when feasible.

01
KNOW YOUR RIGHTS

02
PREPARING FOR A SHOWING

03
AFTER THE SHOWING

04
DURING AN OPEN HOUSE

05
PROTECTING YOUR PRIVACY & BELONGINGS

01
Know Your Rights

NOTICE REQUIREMENTS

Landlords must typically provide 24 hours' notice before a showing and may only enter between 8:00 am to 8:00 pm.

Landlords are responsible for maintaining the rental premises in a good state of repair and fit for habitation, use, and enjoyment.

REASONABLE FREQUENCY

Showings should be at reasonable times and not excessively disruptive.

RIGHT TO PRIVACY

While you have the legal right to remain home during a showing, it would be greatly appreciated if you would be able to leave the home vacant.

02

Preparing for a Showing

Clean & Declutter

- Do a quick tidy-up (wipe surfaces, vacuum, clear dishes)
- Store personal items (mail, valuables, medications) out of sight
- Organize closets and storage spaces

Secure Pets

- Keep dogs/cats in a crate or take them for a walk during the showing

Lighting & Ambiance

- Open curtains for natural light
- Turn on lamps in darker areas

Minimize Personal Presence

- If possible, step out during the showing to give buyers/agents space

03

Protecting Your Privacy & Belongings

Lock away sensitive documents, jewelry, or cash.

The realtor code is strict and belongings should be safe but it is always wise to take some minor precautions.

Ask how many people will be viewing (individual showings vs. open houses)

04

During an Open House

If You Leave:

- Take valuables (wallet, keys, medications) or lock them away.
- Secure pets in a crate or take them with you
- Set a timer for lights/TV to make the home feel lived-in.

An open house can be stressful, but avoiding these mistakes will help protect your privacy, safety, and sanity

- Don’t Leave Valuables Unsecured
- Don’t Leave a Mess
- Don’t Let People Snoop
- Don’t Allow Unsupervised Access

Buyer’s Agent Responsibilities

- **Leaving the property in the same condition:** The buyer's agent should ensure the property is left as they found it, which includes turning off lights if they were off upon entry, and locking the door.
- **Communication**: If the buyers want to do a cursory or detailed home inspection during the showing, this should be communicated to and approved by the listing agent and the seller beforehand.

05

After the Showing

Inspect Your Home

- Walk through every room – Check for:
- Missing/damaged items (electronics, jewelry, documents).
- Unlocked doors/windows (a common oversight).
- Strange behavior (e.g., someone lingering, drawers left open).
- Test appliances & fixtures – Ensure nothing was tampered with (e.g., stove left on, water running).

Document Everything

- Take photos if anything seems out of place.
- Note the time/date of the showing and who entered (if known).
- Save communications (emails/texts from the landlord/agent about the showing).

Secure Your Space

- Re-lock all doors/windows (even ones you don't usually use).
- Change Wi-Fi passwords if you suspect someone accessed your network.

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