

RENTER'S GUIDE

Applying for a Rental in the GTA

Compliments of Yuriy Melnyk | MYrealtor · Royal LePage Supreme Realty, Brokerage

Finding a rental in today's GTA market moves fast — and with more thorough screening than ever, being prepared upfront makes a real difference in whether you land the unit.

Finding a Rental

I use RealmMLP, a platform that gives us direct access to property listings. As we go through options together, just let me know which ones you like — I'll check the current status of each listing and book showings at a time that works for you.

A quick note on where things stand right now: with the rise in rental fraud — fake IDs, doctored pay stubs, AI-generated documents — landlords and property managers have become far more careful about who they approve. Applications get scrutinized more closely than they used to be, and putting one together properly takes real time and attention on both sides. It's simply the reality of the current market — being prepared upfront is what gets applications approved quickly.

Why Applications Take Real Preparation

Because thorough screening is now the norm, the applicants who move fastest are the ones who show up with everything ready. Incomplete or rushed applications tend to sit at the bottom of the pile — or get passed over entirely in a competitive market. Taking the time to get your documents in order before we start booking showings puts you in the strongest possible position.

Documents You'll Need

From each applicant, landlords will typically ask for:

- A copy of a government-issued ID (no health cards — must be valid and not expired)
- Employment letter and/or proof of income
- 1–3 recent pay stubs or proof of payment
- If you don't currently have income or employment: proof of funds (e.g. bank statements)
- A full credit report

For the credit report, Equifax is the primary option. If that doesn't work for you, TransUnion (select the free version) or Borrowell both work as alternatives.

The Application Form (Form 410)

This is Ontario's standard rental application form. A few tips for filling it out:

- Start with your name
- Skip sensitive information like your SIN number and banking details — it isn't required
- Do include your current address plus your landlord's contact information

- Include your employment details plus your manager's contact
- Add two personal references

[Download Form 410](#) →

Your Introduction Goes a Long Way

Along with your documents, write a short introduction — who will be living in the unit, your situation, and why you're looking to rent — and include photos of everyone who'll be living there. It's a small thing that helps your application stand out from a stack of paperwork.

If you run into any difficulty filling anything out, I'm happy to help.

Questions?

Reply to any email or call me directly at (437) 419-2963 — I'm happy to help with a property or with your application.

Yuriy Melnyk | MYrealtor

Royal LePage Supreme Realty, Brokerage · 110 Weston Road, Toronto ON M6N 0A6
(437) 419-2963 · my@royallepage.ca