

## FREE CALGARY ESSENTIALS RESOURCE

# Housing Viewing & Rental Scam Check

*Slow the decision down before you send money, identification or a signed agreement.*

**A low price is not proof of fraud - and a professional-looking ad is not proof of legitimacy.** Verify the property, the person offering it, the payment request and the written agreement before committing.

## Before the viewing

|                          | Action                                                                                | My note / status |
|--------------------------|---------------------------------------------------------------------------------------|------------------|
| <input type="checkbox"/> | Compare the price with similar listings in the same area.                             |                  |
| <input type="checkbox"/> | Search the address and listing photos for conflicting advertisements.                 |                  |
| <input type="checkbox"/> | Confirm the contact person's full name and relationship to the property.              |                  |
| <input type="checkbox"/> | Refuse pressure to pay immediately to "hold" the home.                                |                  |
| <input type="checkbox"/> | Do not treat a copied ID image as proof that the sender owns or manages the property. |                  |
| <input type="checkbox"/> | Plan the commute at the actual work or school time.                                   |                  |

## At the viewing

|                          | Action                                                                           | My note / status |
|--------------------------|----------------------------------------------------------------------------------|------------------|
| <input type="checkbox"/> | Confirm the address and unit match the advertisement.                            |                  |
| <input type="checkbox"/> | See the inside in person or through a trustworthy live process.                  |                  |
| <input type="checkbox"/> | Ask what rent includes and who pays each utility.                                |                  |
| <input type="checkbox"/> | Check locks, windows, water, heat, appliances and visible damage.                |                  |
| <input type="checkbox"/> | Ask about parking, laundry, pets, smoking and building rules.                    |                  |
| <input type="checkbox"/> | Record questions; keep identity documents and banking access under your control. |                  |

## Before paying or signing

|                          | Action                                                                                                     | My note / status |
|--------------------------|------------------------------------------------------------------------------------------------------------|------------------|
| <input type="checkbox"/> | Read the complete agreement and keep a copy before payment.                                                |                  |
| <input type="checkbox"/> | Confirm rent, deposit, term, possession date and included services in writing.                             |                  |
| <input type="checkbox"/> | Confirm the lawful payment recipient and obtain a receipt.                                                 |                  |
| <input type="checkbox"/> | Do not pay with gift cards, cryptocurrency or another irreversible method because someone demands urgency. |                  |
| <input type="checkbox"/> | Understand how maintenance and notices will be handled.                                                    |                  |
| <input type="checkbox"/> | Know where to get tenant information or dispute help.                                                      |                  |

## Move-in protection

|                          | Action                                                                 | My note / status |
|--------------------------|------------------------------------------------------------------------|------------------|
| <input type="checkbox"/> | Complete the mandatory move-in inspection with the landlord.           |                  |
| <input type="checkbox"/> | Receive a signed copy of the inspection report.                        |                  |
| <input type="checkbox"/> | Keep dated condition photos privately.                                 |                  |
| <input type="checkbox"/> | Record keys, fobs, parking and building access.                        |                  |
| <input type="checkbox"/> | Save the landlord/property manager and emergency maintenance contacts. |                  |

## Stop and verify if...

- The price is unusually low and the explanation keeps changing.
- The person will not show the unit or verify their authority.
- You are told to send money before seeing an agreement.

- The listing, address, photos or contact details conflict.
- The person asks for excessive identity or financial information.
- Threats, secrecy, urgency or emotional pressure replace ordinary rental steps.

Two-home comparison

| Question                   | Home A | Home B |
|----------------------------|--------|--------|
| Monthly rent               |        |        |
| Utilities/insurance        |        |        |
| Transport/parking          |        |        |
| Door-to-door commute       |        |        |
| Verified landlord/property |        |        |
| Viewing completed          |        |        |
| Written terms reviewed     |        |        |
| Total practical cost       |        |        |

## Official sources and current instructions

Use these official pages for eligibility, required documents, fees, forms and current procedures. Calgary Essentials does not replace the issuing authority.

- **Government of Alberta - Starting a tenancy:** <https://www.alberta.ca/starting-a-tenancy>
- **Government of Alberta - During a tenancy:** <https://www.alberta.ca/during-a-tenancy>
- **Government of Alberta - Landlord and tenant forms:**  
<https://www.alberta.ca/forms-and-documents>
- **IRCC - Newcomers: renting a home in Canada:**  
<https://www.canada.ca/en/immigration-refugees-citizenship/services/settle-canada/housing/renting.html>
- **Canadian Anti-Fraud Centre:** <https://antifraudcentre-centreantifraude.ca/>

*Source review: September 2026. Re-check official instructions before acting.*