
315 ALDERSON-COQUITLAM– RENTAL APPLICATION CRITERIA

(Market Rental Housing – Coquitlam, BC)

Eligibility Requirements

Applicants must meet the following minimum criteria to be considered for tenancy:

Residency

- Applicants must be legal residents of Canada and currently residing in British Columbia.

Income Requirements

- Total household income must fall within established minimum and maximum thresholds:
 - Income must be sufficient to support the monthly rent (generally not exceeding 35% of gross monthly income).
 - Applications exceeding 40% rent-to-income ratio may not be approved.

Employment and Income Verification

- Applicants must provide proof of stable and verifiable income, which may include:
 - Recent pay stubs
 - Employment letter
 - Income assistance documentation (if applicable)
 - Bank statements (if required)

Credit Check

- A credit check is required for all applicants.
- Applications will be assessed based on overall creditworthiness, including payment history and outstanding debt.
- Unsatisfactory credit history may result in application denial or requirement of a guarantor.

Rental History

- Applicants must provide previous landlord references where applicable.
- History of unpaid rent, repeated late payments, or prior evictions may result in denial.

Pets

- Pets are permitted by management approval only.
- Approval will primarily be limited to cats. Consideration for other small, quiet, and well-behaved animals may be granted on an exception basis, subject to suite size and suitability.
- A maximum of one (1) pet per unit will be considered.
- All approved pets require a pet deposit equal to one-half month's rent and a signed pet agreement.
- Management reserves the right to decline any pet application at its sole discretion.

Occupancy Standards

- Maximum occupancy limits apply based on unit size and composition, in accordance with health and safety standards.
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Additional Information

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- All applications are subject to review and approval by Property Management.
- Providing false or misleading information will result in immediate disqualification.
- Meeting minimum criteria does not guarantee approval.
- Priority may be given to applicants who best meet the overall requirements of the building.
- Initial tenancy agreement will be for 1 year and then month to month following.
- **Successful applicants may be required to enroll in pre-authorized rent payment (PAD) as a condition of tenancy.**