**Landlord FAQ**

This resource attempts to answer some common questions that landlords have regarding renting to newcomer immigrants or refugees.

**How can I be confident that rent will be paid in full and on time?**

Newcomer immigrants and refugees have an incredibly high level of commitment to building a stable life in Canada.

Immigrants have the highest education levels in the country. They are often highly skilled and very employable. [Depending on their pathway](https://bcrefugeehub.ca/wp-content/uploads/2023/04/BCRRN-Pathways-for-Resettled-Refugees-Refugee-Claimants-and-Displaced-Ukrainians-Feb-2023.pdf) of arrival, refugees may receive income support to help afford housing.

Many newcomers receive support from settlement services organizations to meticulously budget for their new life in Canada, and to find and secure stable work.

**How do I assess applicants that don’t have a credit history or references?**

In some cases, newcomers may be able to work with a Canadian bank to port credit histories and reports from their countries of origin. Many others will not have this option; however, the availability of a credit report is not the only way to determine newcomers’ financial responsibility.

Newcomers may have contacts in Canada—such as private sponsors (for privately sponsored refugees) or case managers (for government assisted refugees), employers, volunteer managers, support workers at settlement services organizations, language teachers, and more—that can speak to their character and ability to handle commitments and responsibility.

Demonstrating their employment, in addition to some of the reference options listed above, can speak to their financial responsibility even without a formal credit report.

**What can I do if we don’t speak the same language?**

Most newcomers will have a level of English necessary to secure employment, or be actively working on learning the language.

Many settlement services organizations, landlord and tenant support services, and other organizations can facilitate translation or interpretation. Provincial government agencies may also be able to provide the proper documentation—such as rental agreements and tenant notices—in the appropriate language.

Translation tools and apps, such as Google Translate, can also be used to communicate with newcomers.