

# LandLord LEASING

How to Complete Your Rental Application Using the LandLord Application Portal




APPLYING AS A GUARANTOR


LAST UPDATED: APRIL 2026

# Rental Application

## You're applying as a guarantor

Some sections will ask for your information, while others will ask for details about the applicant you're supporting. Look for the labels below to know which information to provide.

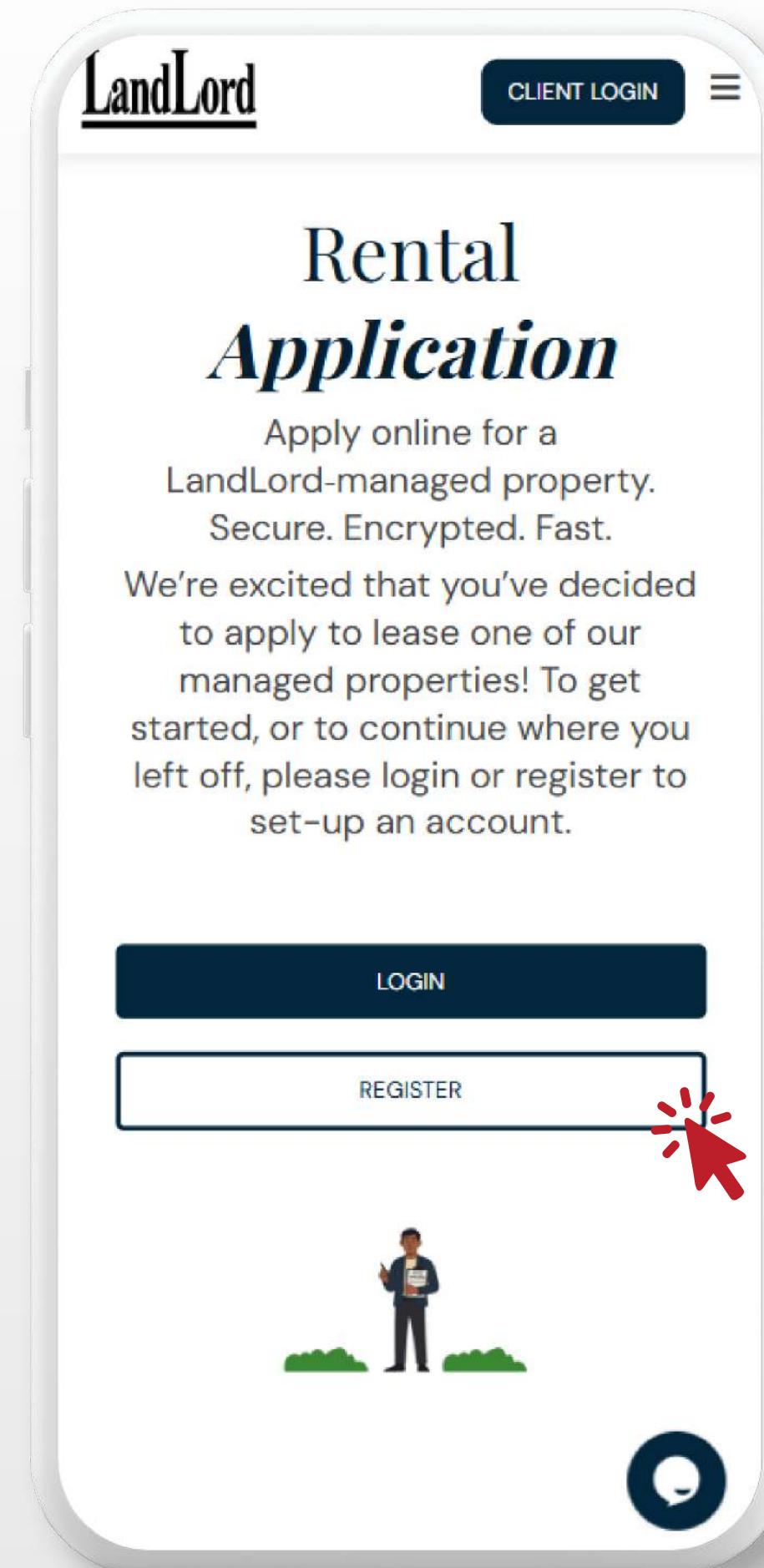
 **Guarantor**  
This step is about you

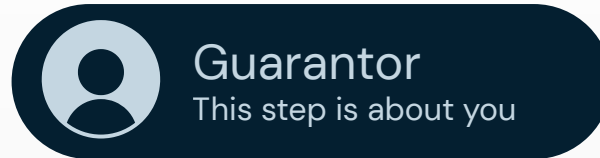
 **Applicant**  
This step is about them



## Create an account

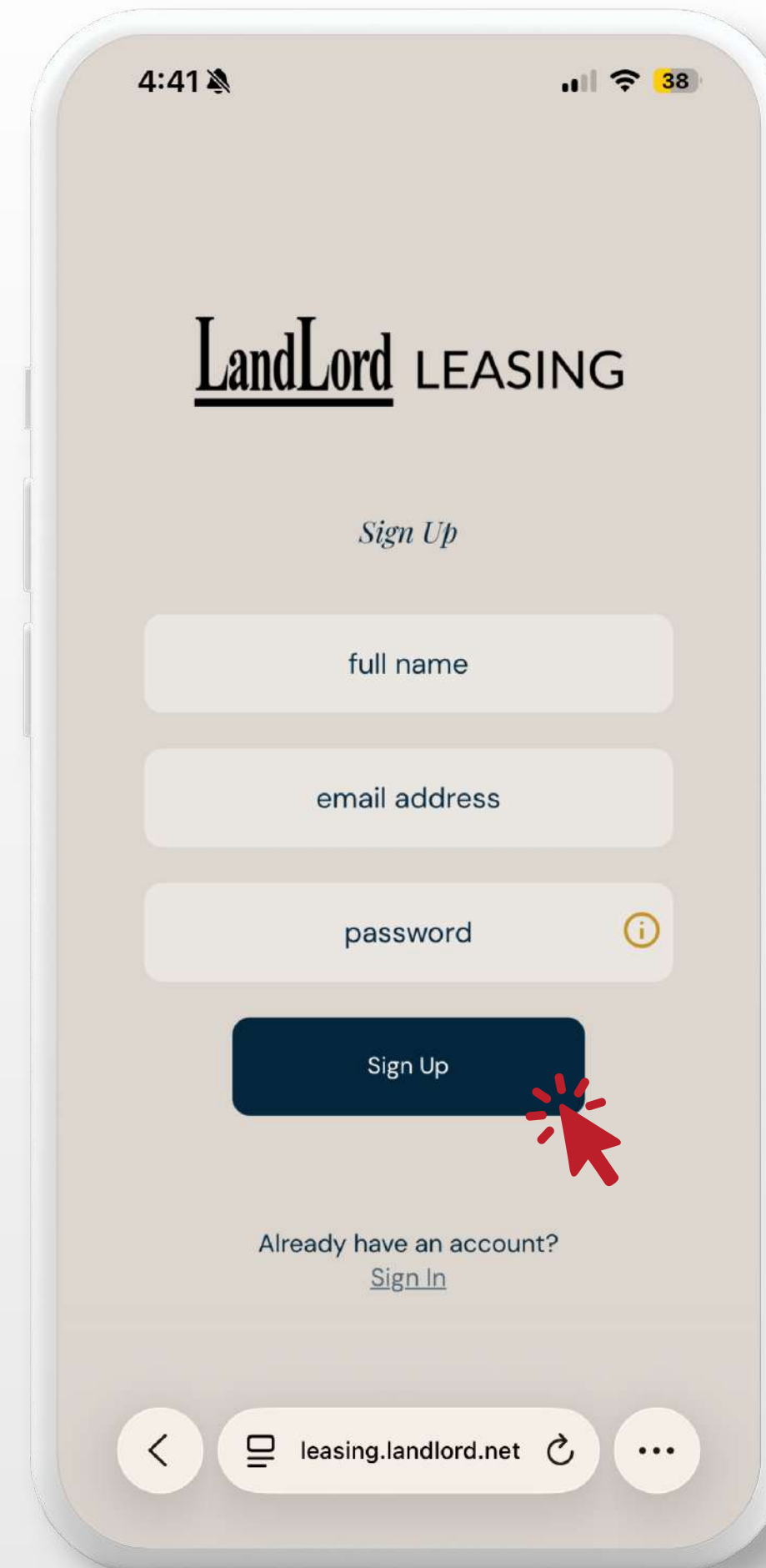
Go to [landlord.net/apps](https://landlord.net/apps) and tap **Register** to get started.





## Enter your account details

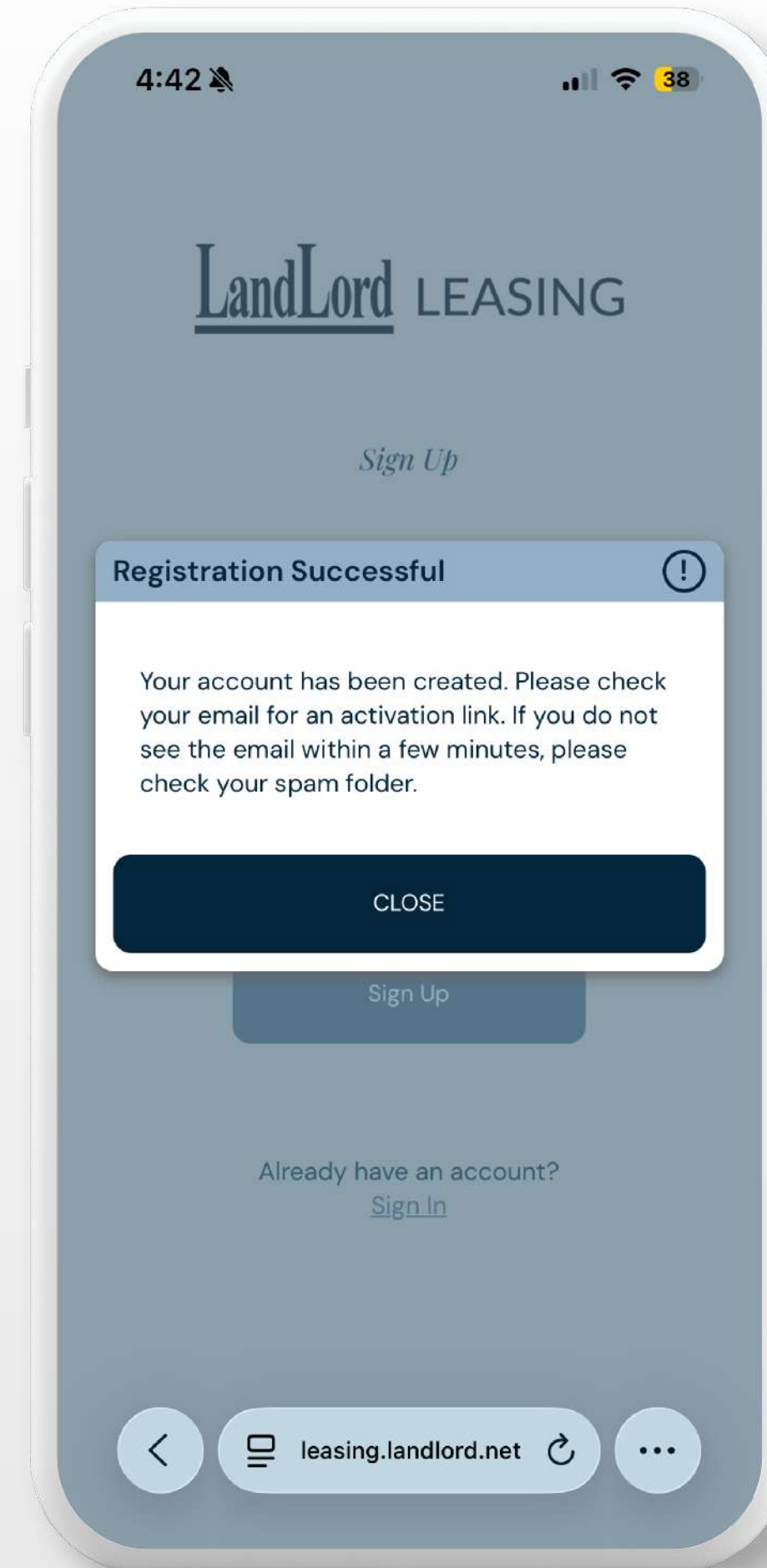
Fill in **your** full name, email address, and create a password for your account.





## Registration confirmed

Once you submit **your** details, you'll see a confirmation message letting you know your account was created successfully.





## Activate your account by email

Check your inbox for the activation email from [apps@landlord.net](mailto:apps@landlord.net).

Open the email and tap the activation link to complete your registration.

*If you do not see it, check your spam or junk folder.  
The link stays active for 24 hours.*



**LandLord**

ACTIVATE ACCOUNT

Please click the link below to complete your registration for [leasing.landlord.net](https://leasing.landlord.net)

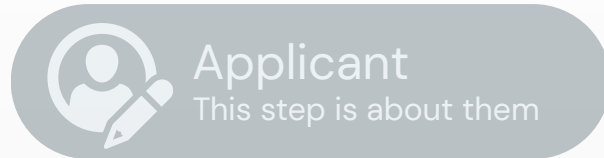
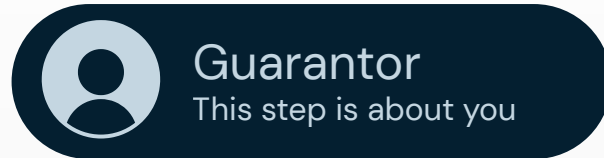
Full Name: **Vivian Nunes**

Email: [demo@landlord.net](mailto:demo@landlord.net)

<https://leasing.landlord.net/net...../activate>



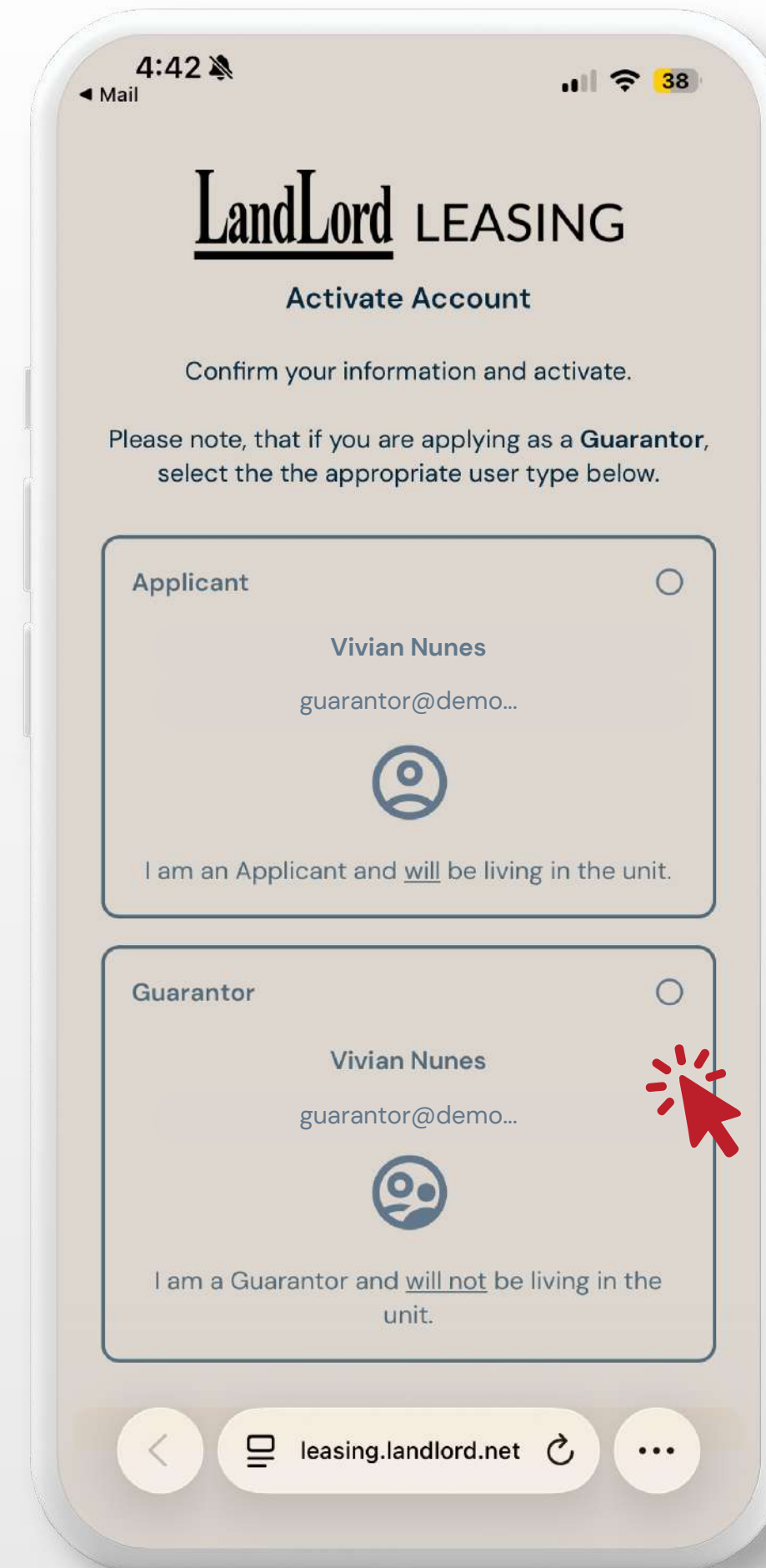
This code will only be active for 24 hours. Once it expires, you will need to register again

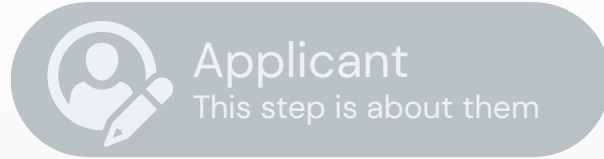


## Confirm your details and choose your role

If you are guaranteeing the lease, choose **Guarantor**.

Realtors cannot apply on behalf of a client.

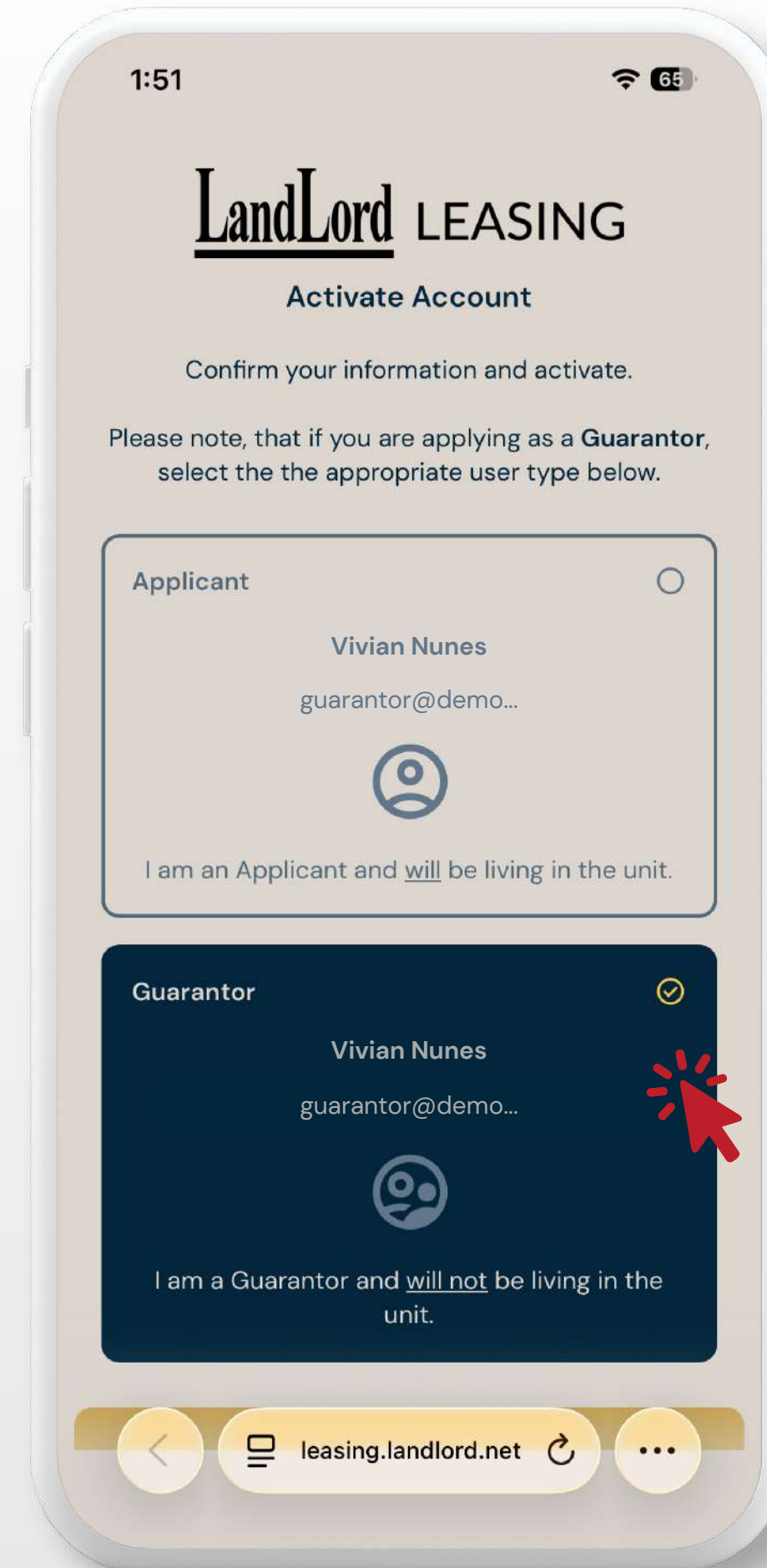




## Confirm your details and choose your role

If you are guaranteeing the lease, choose **Guarantor**.

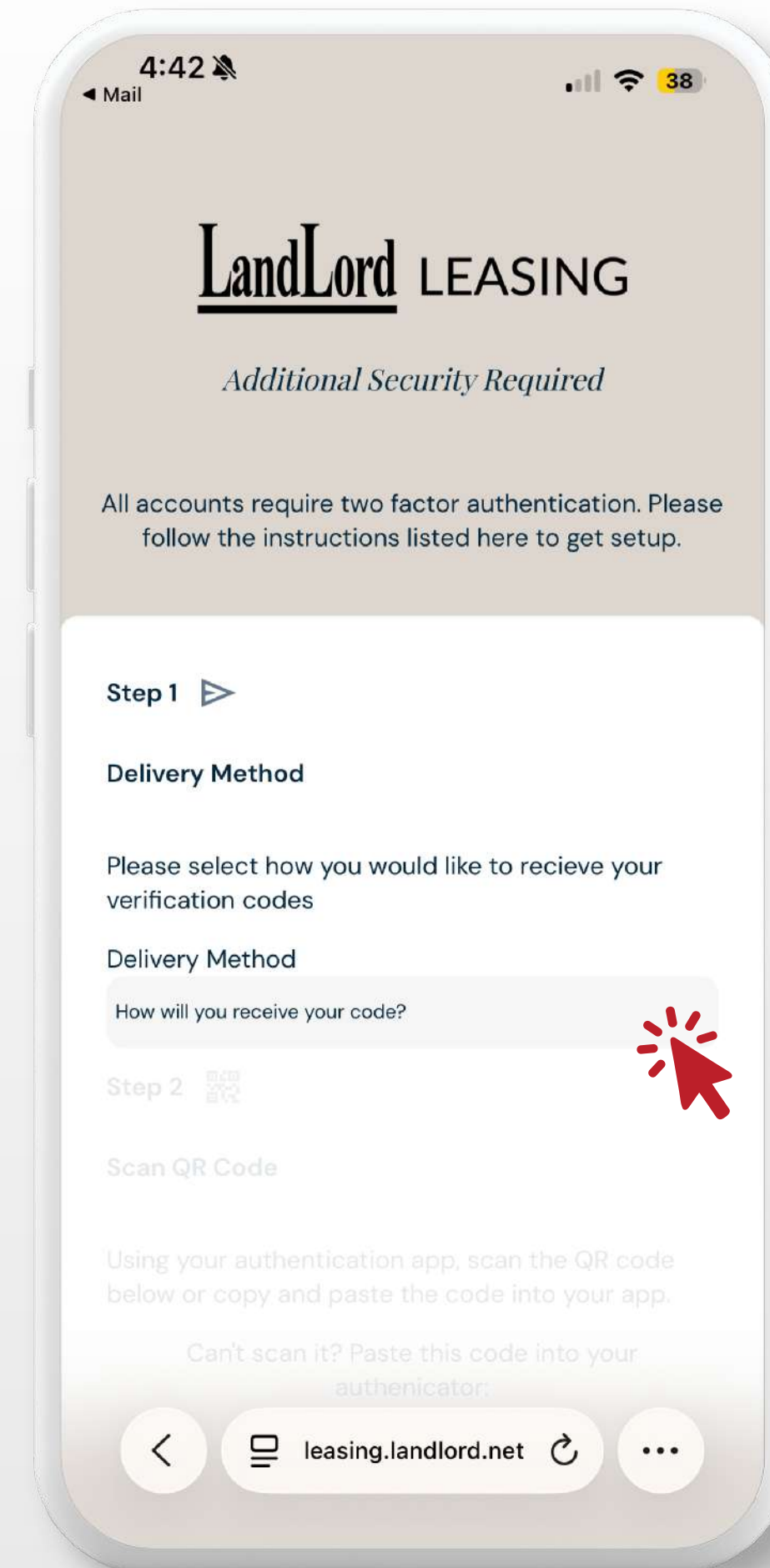
Realtors cannot apply on behalf of a client.





## Set up two-factor authentication

For account security, you'll need to set up two-factor authentication before continuing.

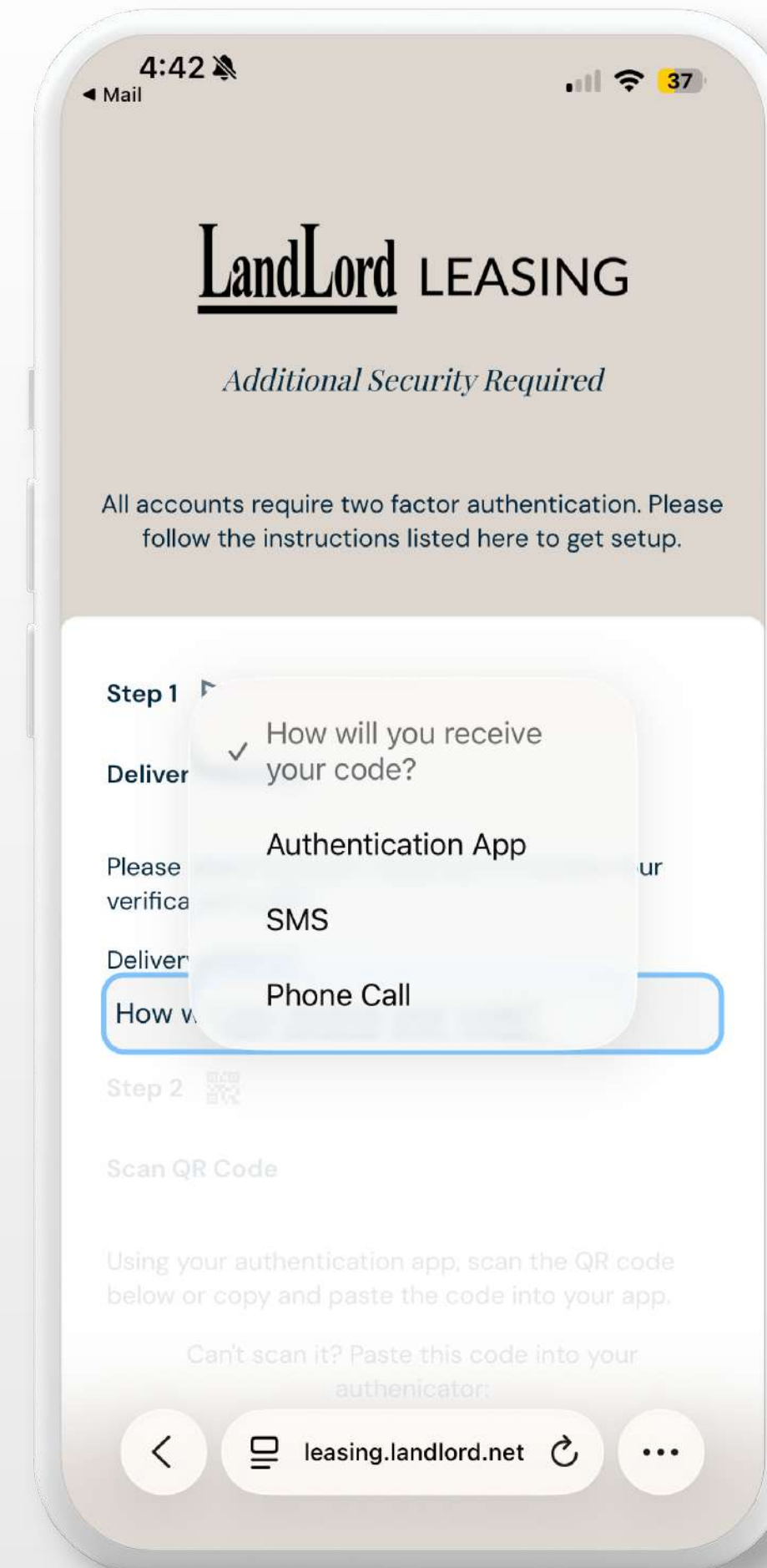




## Choose how you want to receive your verification code

Select your preferred verification method, such as an **authentication app**, **SMS**, or **phone call**, and complete the setup steps shown on screen.

[How to Set Up Two-Factor Authentication \(2FA\) Using an Authenticator App](#)





## Start a new application

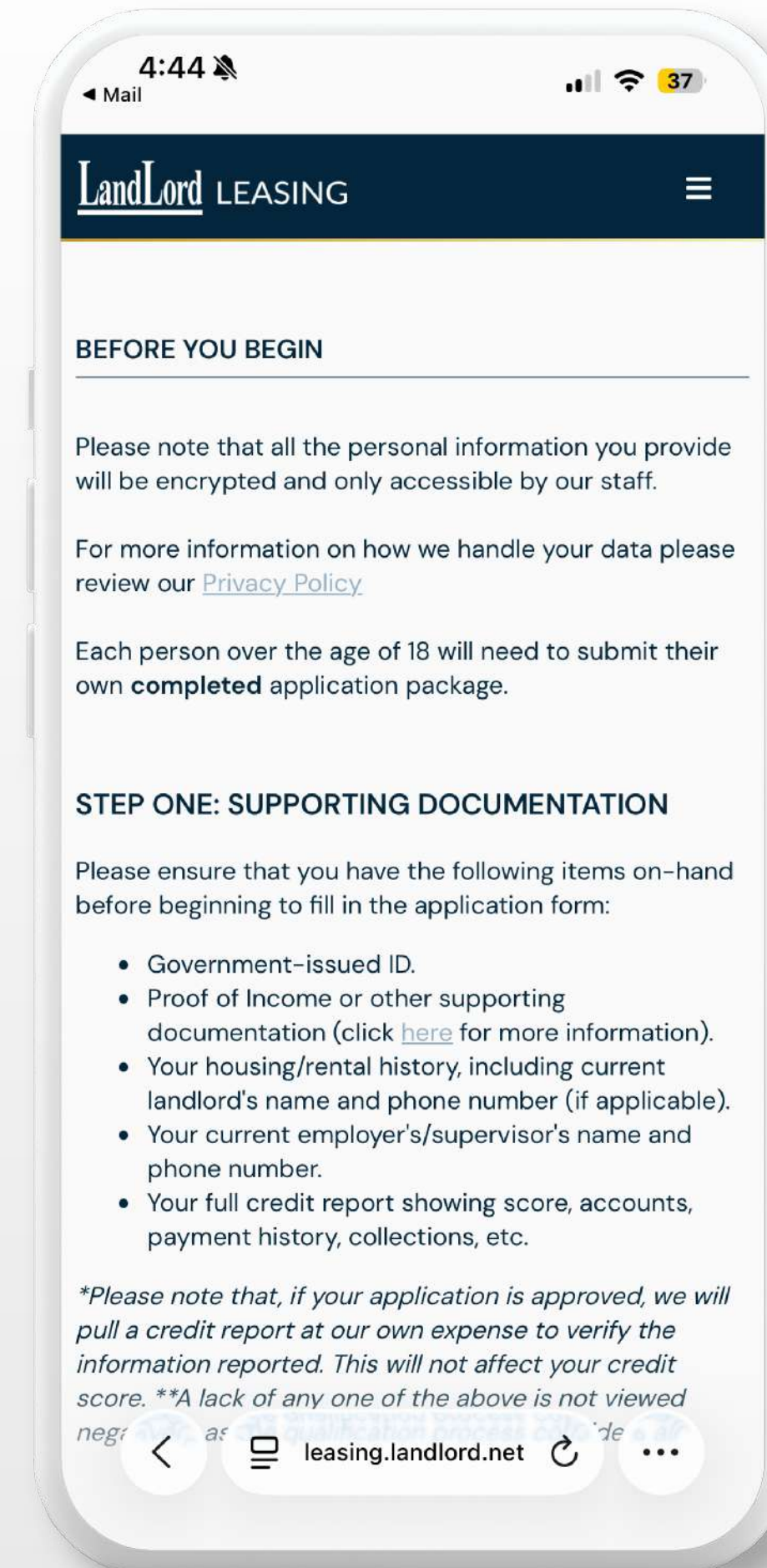
Enter the basic property details for the unit you want to apply for, then tap Start Application.

The image shows a smartphone screen displaying the 'LandLord LEASING' app. The status bar at the top shows the time 4:43, signal strength, Wi-Fi, and a battery level of 37%. The app header is dark blue with the 'LandLord LEASING' logo and a menu icon. The main content area is titled 'New Application' and contains the following text: 'To begin a new application, please enter the street number, name and unit (if applicable) you are applying to and click the 'start application' button.' Below this text are three input fields: 'street number', 'street name', and 'unit name (if applicable)'. At the bottom of the form is a dark blue button labeled 'START APPLICATION'. The bottom of the screen shows a mobile browser address bar with a back arrow, a refresh icon, the URL 'leasing.landlord.net', and a more options menu.



## Review before you begin

Before starting, review the instructions and make sure you have all required information and documents ready. This helps you complete the application faster and avoid delays.





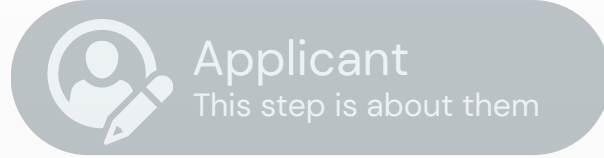
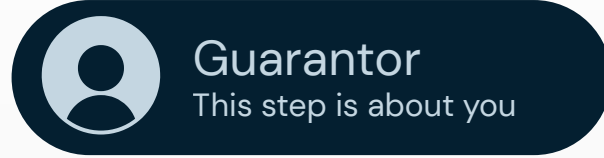
## Enter the property information

Add the property address, the preferred move-in date, and the monthly rent amount being offered.

The screenshot shows a mobile application interface for 'LandLord LEASING'. The top status bar displays the time 4:44, signal strength, Wi-Fi, and battery at 37%. The app header is dark blue with the 'LandLord LEASING' logo and a menu icon. The main content area is white and contains the following sections:

- Offer Details**: A heading followed by the instruction: 'Please enter your preferred move in date and amount of rent you are offering.'
- Please Note:**: A note stating: 'We can only accommodate move in dates and key exchanges Monday-Friday. No weekends.'
- Terms Note:**: A note stating: 'If you are not applying for a standard 12 month lease, please specify your terms.'
- Applying To**: A text input field containing '515 Logan Ave Test'.
- Move In Date (no weekends)**: An empty date input field.
- Monthly Rent**: A text input field containing '2500'.
- Type of Lease**: A text input field containing 'Standard 12 months.'
- SAVE**: A grey button at the bottom of the form.

The bottom of the screen shows a mobile browser address bar with a back arrow, a mobile site icon, the URL 'leasing.landlord.net', a refresh icon, and a more options menu.



## Enter your personal information

Fill in **your** full name, date of birth, phone number, email address, and any other requested contact details.

4:45  
Mail  
LandLord LEASING 37

**Applicant Info**

Full Name  
Vivian Nunes

Date Of Birth  
Apr 30, 2025

SIN Number  
.....

Credit Score  
700

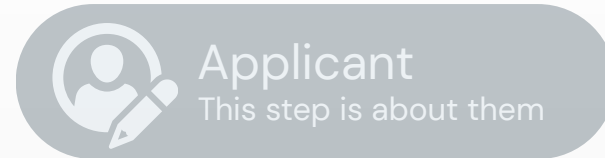
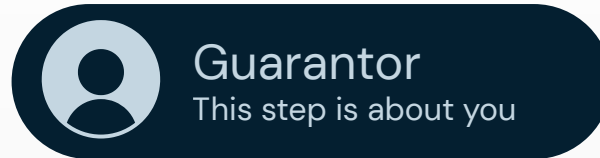
Phone Number  
(888) 888-8888

Work Number  
(888) 888-8888

Email Address

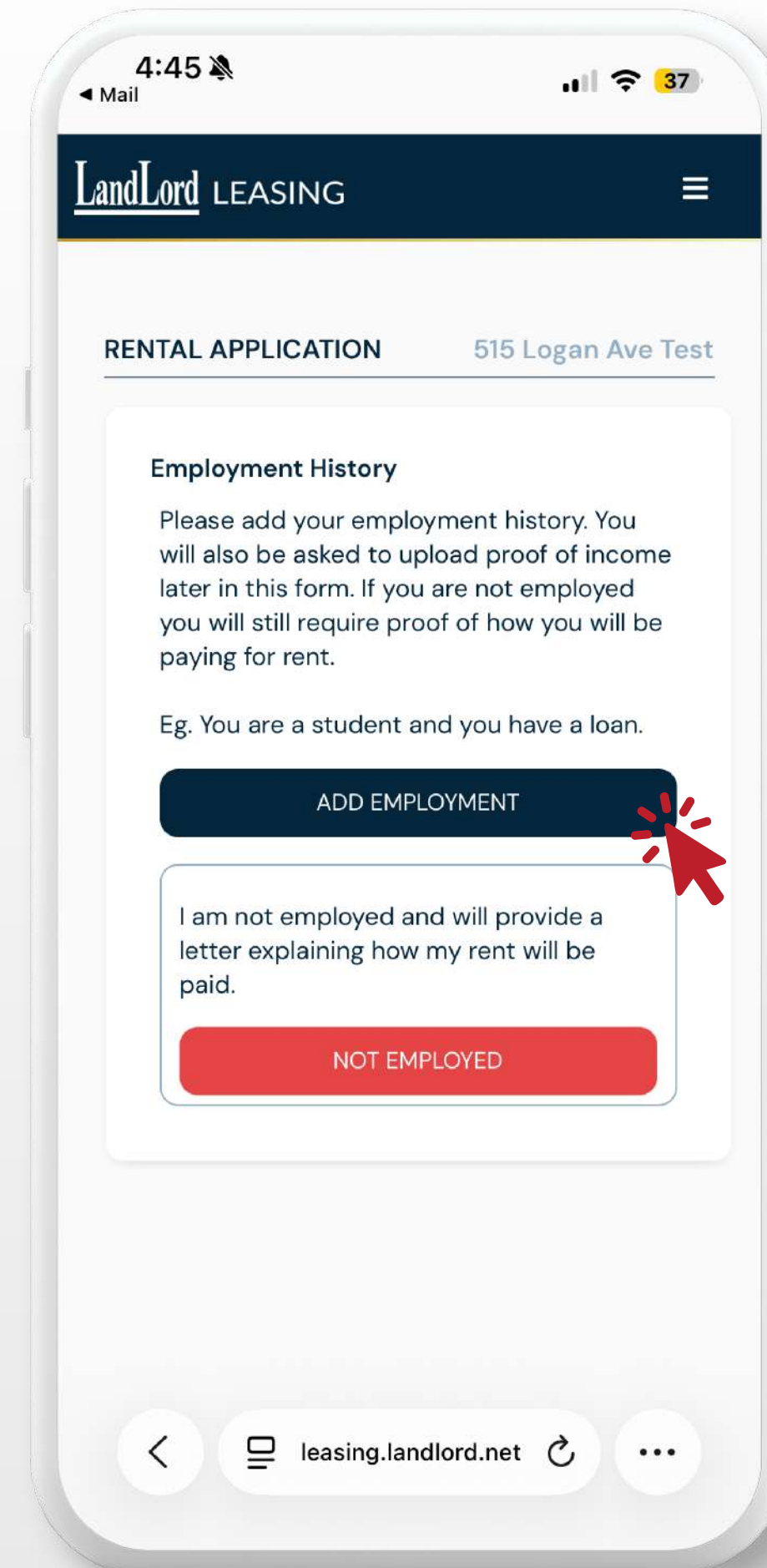
SAVE

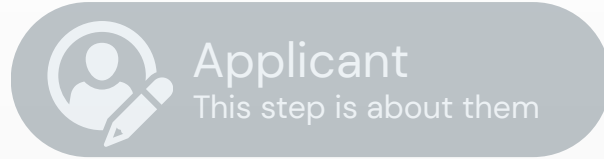
leasing.landlord.net



## Select your employment status

If you have any source of income (including self-employment, contract work, or retirement income), select **Employed**.





## Add your employment and income details

Enter **your** employer information, job title, income, length of employment, supervisor contact details, etc.

1:54 LandLord LEASING 64

### New Employment Entry

Employment Type  
Current

Title  
Manager

Company Name  
ABC Co

Annual Income  
130,000

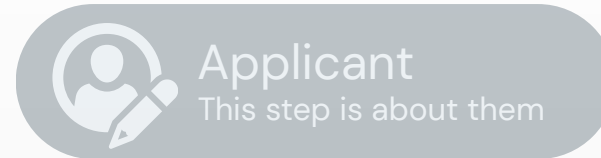
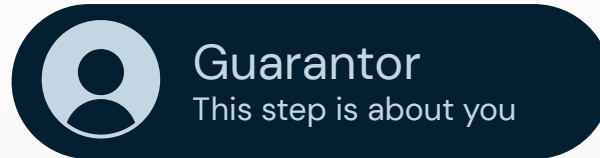
Length Of Employment  
Permanent

Supervisor's Name  
Jane Joe

Supervisor's Number  
(888) 888-8888

Company Address  
2, Any street, Toronto

leasing.landlord.net



## Add your employment and income details

If retired, enter Retired as your title, list your income source under Company Name (e.g., investments), and use N/A where fields do not apply.

### [What Counts as "Proof of Income" \(Retired\)?](#)

See accepted documents such as CRA Notice of Assessment (NOA), pension statements, CPP/OAS, or investment/savings statements.

1:54 LandLord LEASING

### New Employment Entry

Employment Type  
Current

Title  
Retired

Company Name  
Investments

Annual Income  
\$70,000

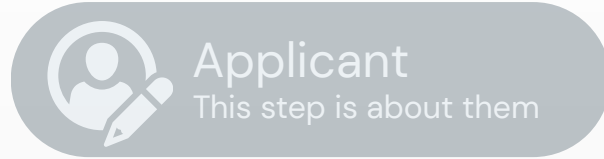
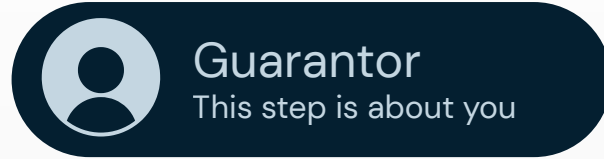
Length Of Employment  
N/A

Supervisor's Name  
N/A

Supervisor's Number  
N/A

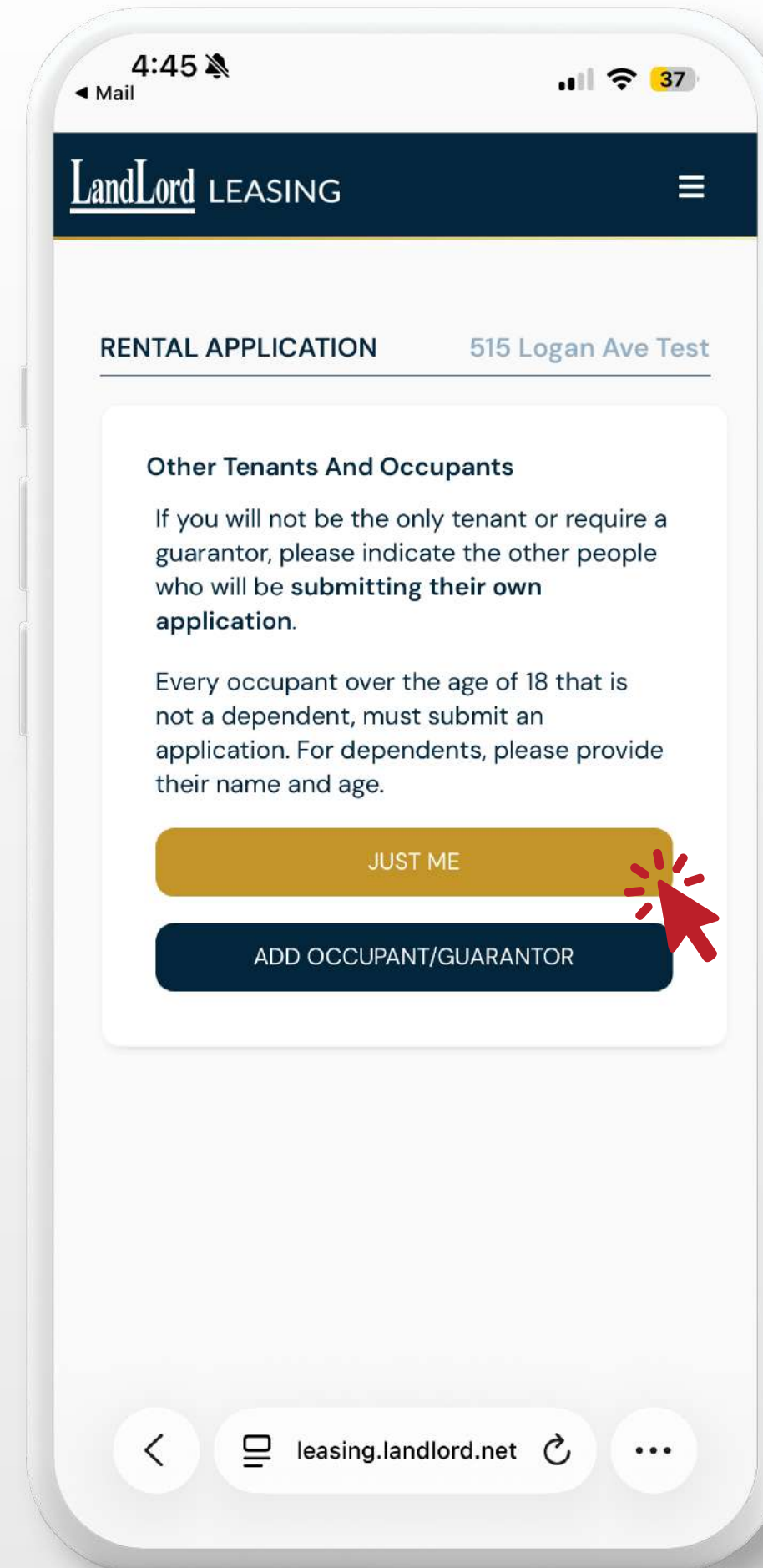
Company Address  
N/A

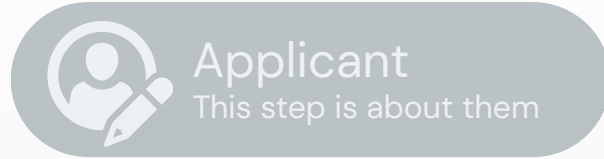
leasing.landlord.net



## Applying as the guarantor

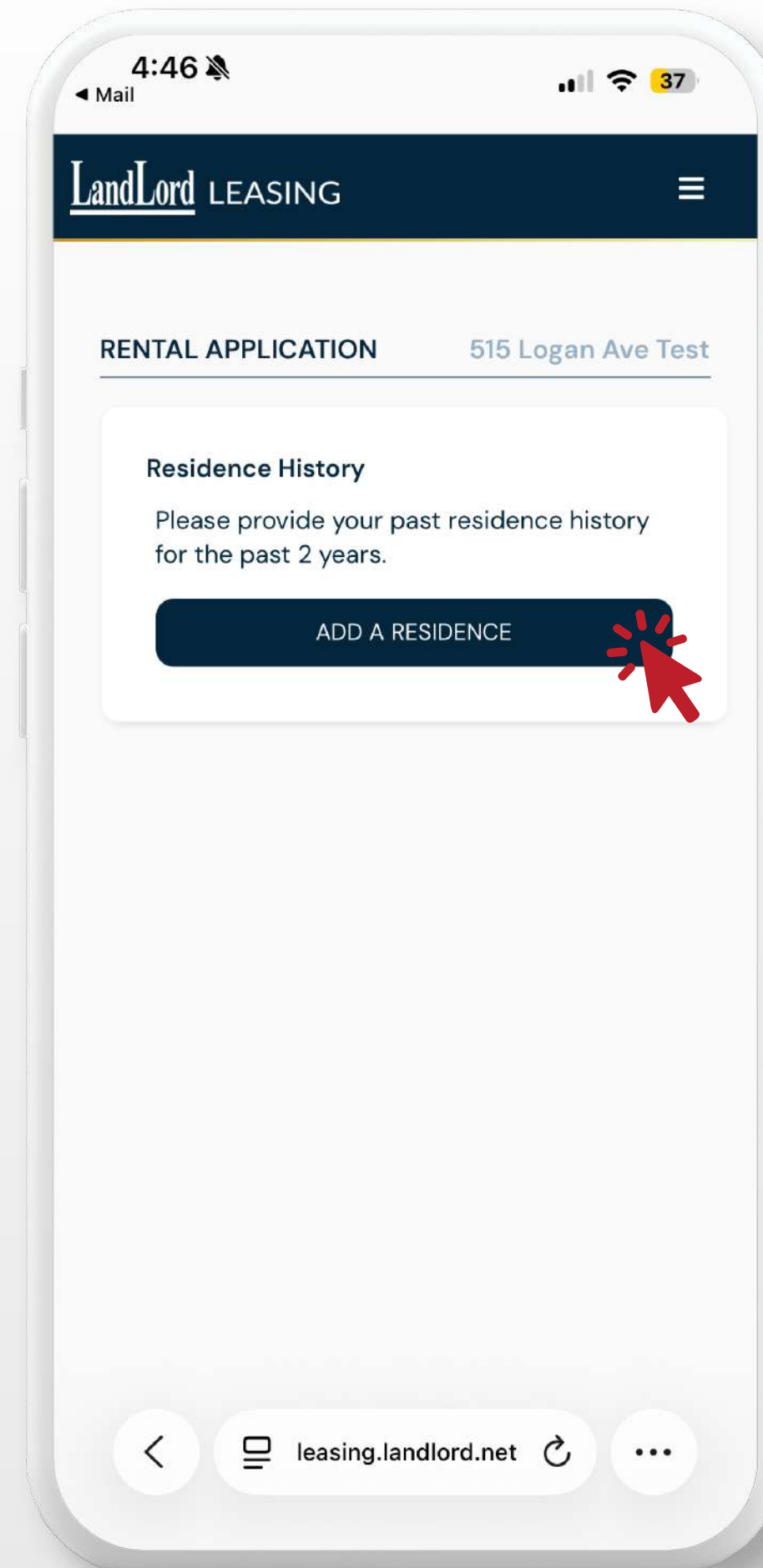
You are applying as the **guarantor only**, select **Just Me** to continue.

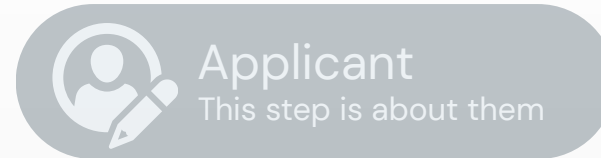
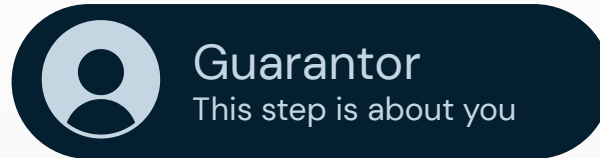




## Start your residential history

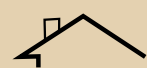
Add **your** current and previous addresses covering the past **2 years** by selecting “Add a Residence” for each one.





## Enter your address details

Provide **your** full address, how long you've lived there, your monthly rent, and your landlord's information.



### You Own This Property?

That's okay! Fill in your details as shown below.

#### EXAMPLE (Property Owner)

- Rent: Enter \$0
- Landlord's Information: Enter "N/A - I'm the owner"
- All other fields: Enter "N/A"

4:46  
Mail 37

LandLord LEASING

Residence Type  
Current

Full Address  
city,prov,postcal code

Years

Rent

Payment Method

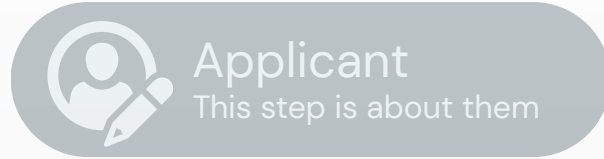
Reason For Leaving

Landlord's Name

Landlord's Number

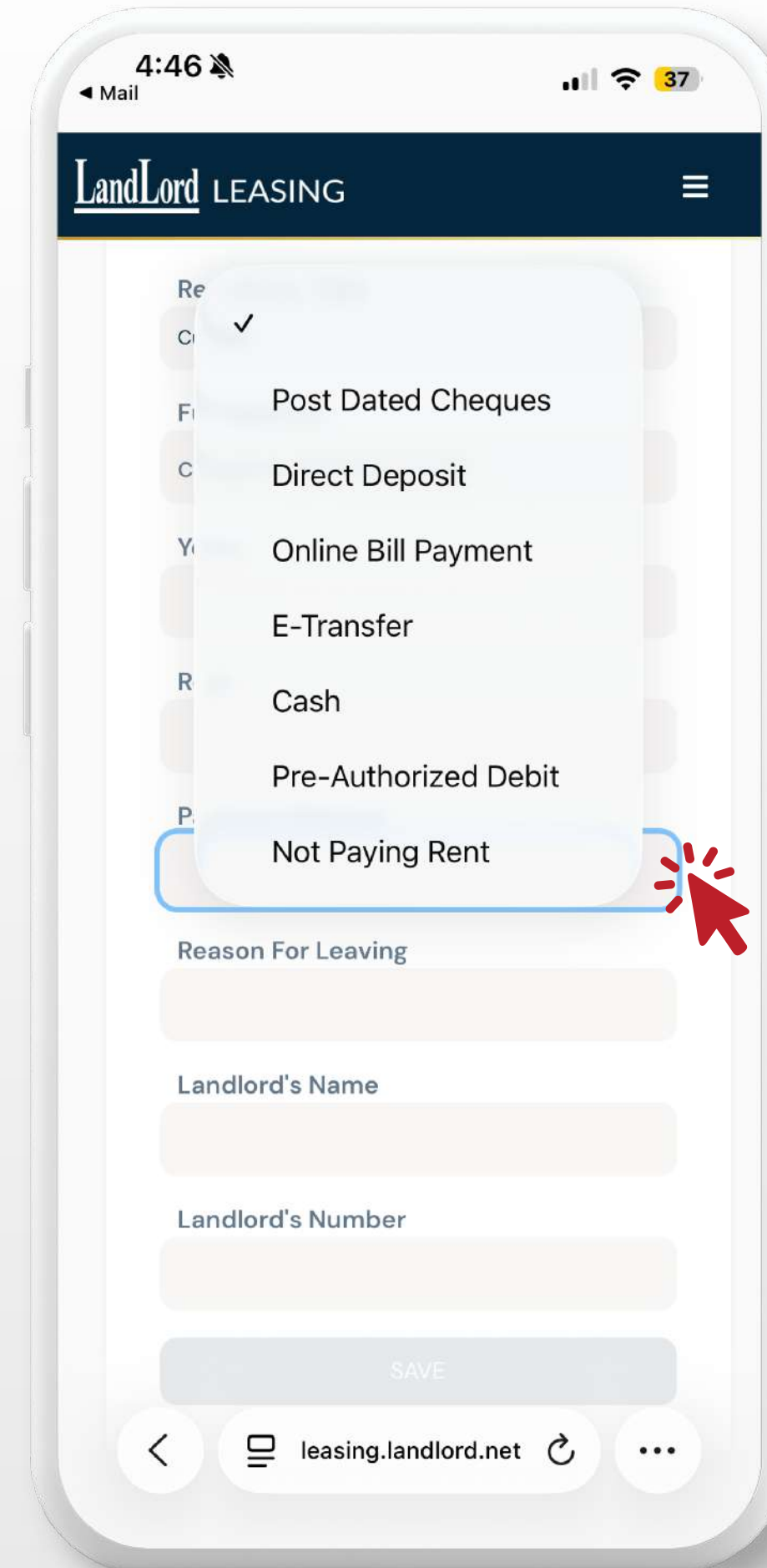
SAVE

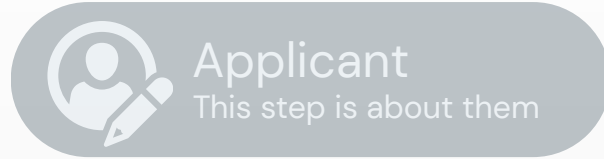
leasing.landlord.net



## Select payment method

Choose how **you** paid your rent for each address, such as direct deposit, e-transfer, cash, or another available option.





## Complete and save your residential history entry

Finish the address details, then tap Save to add the record to your application.

4:47

Mail LandLord LEASING

Residence Type  
Current

Full Address  
515 Logan Ave

Years  
1

Rent  
2000

Payment Method  
Pre-authorized Debit

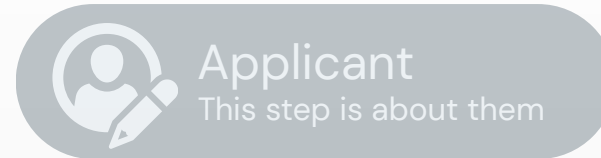
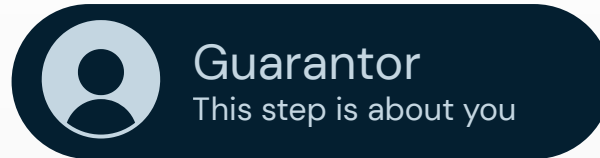
Reason For Leaving  
Test

Landlord's Name  
Test

Landlord's Number  
(888) 888-8888

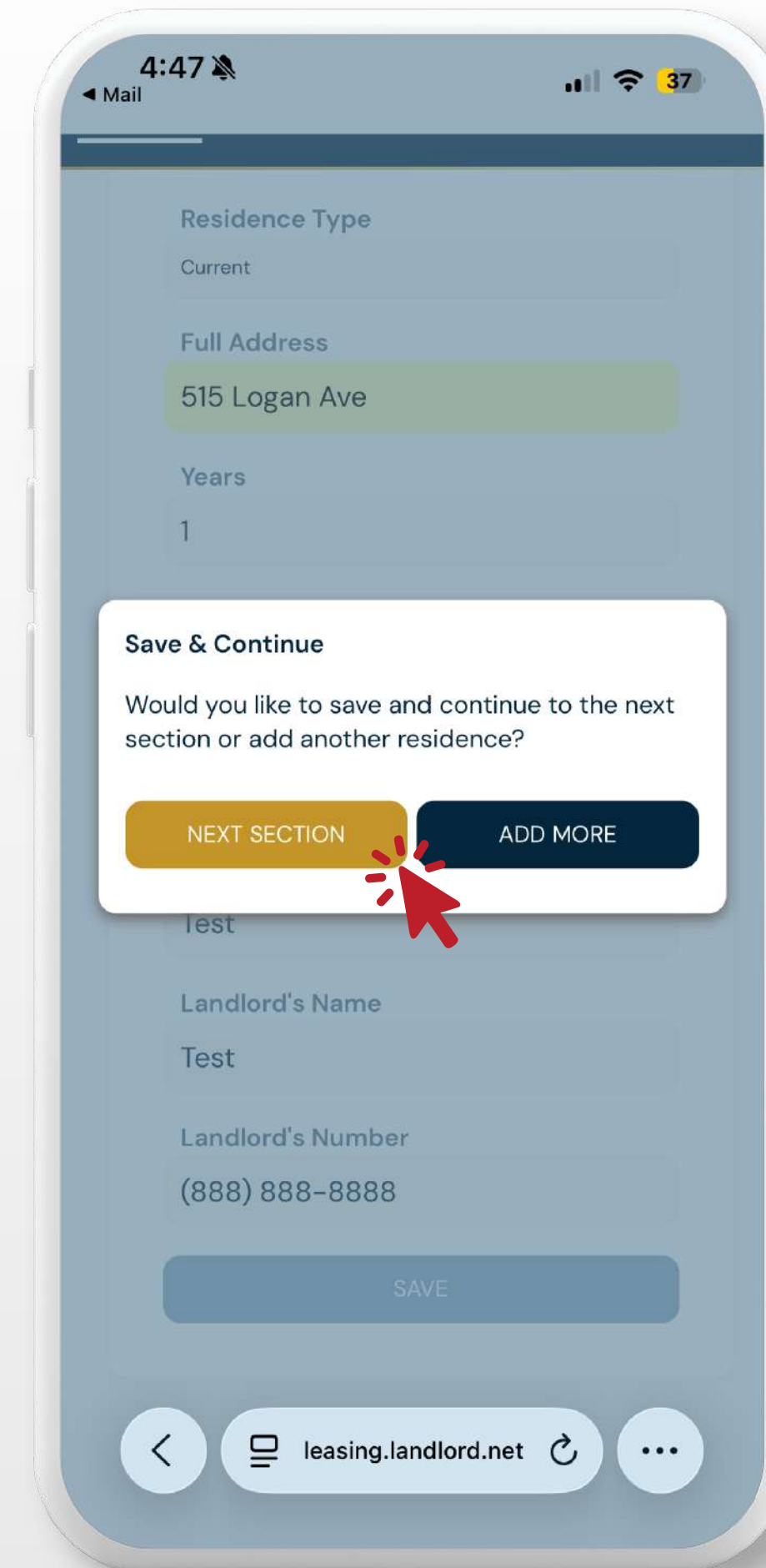
SAVE

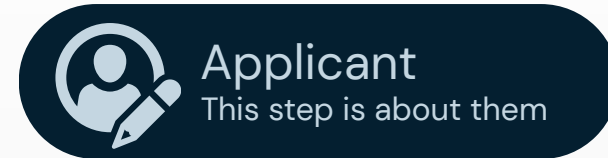
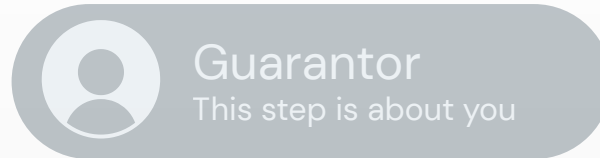
leasing.landlord.net



## Choose whether to continue or add another address

After saving, you can either move on to the next section or add more residential history if needed.

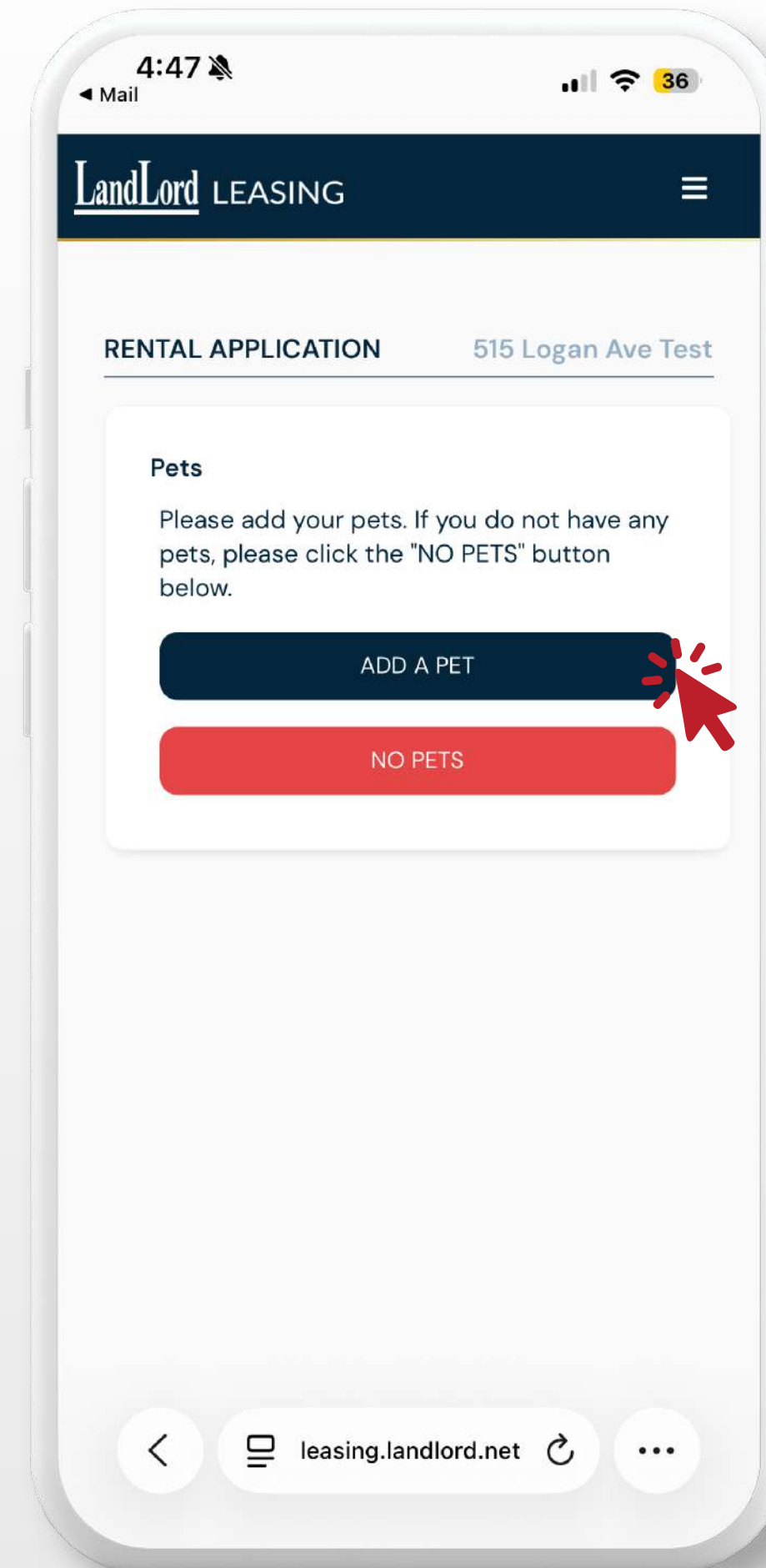


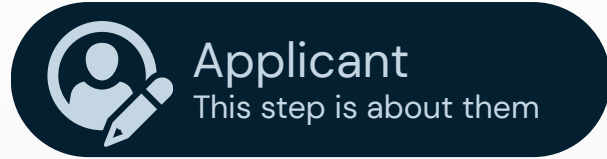
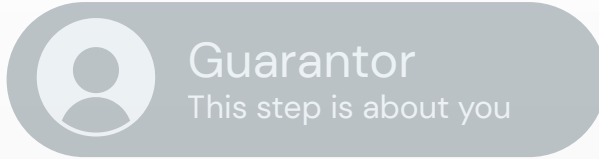


## Add pet information

Indicate whether the **applicant has pets**, to the best of your knowledge.

If yes, tap Add Pet and enter the details. If not, select No Pets.

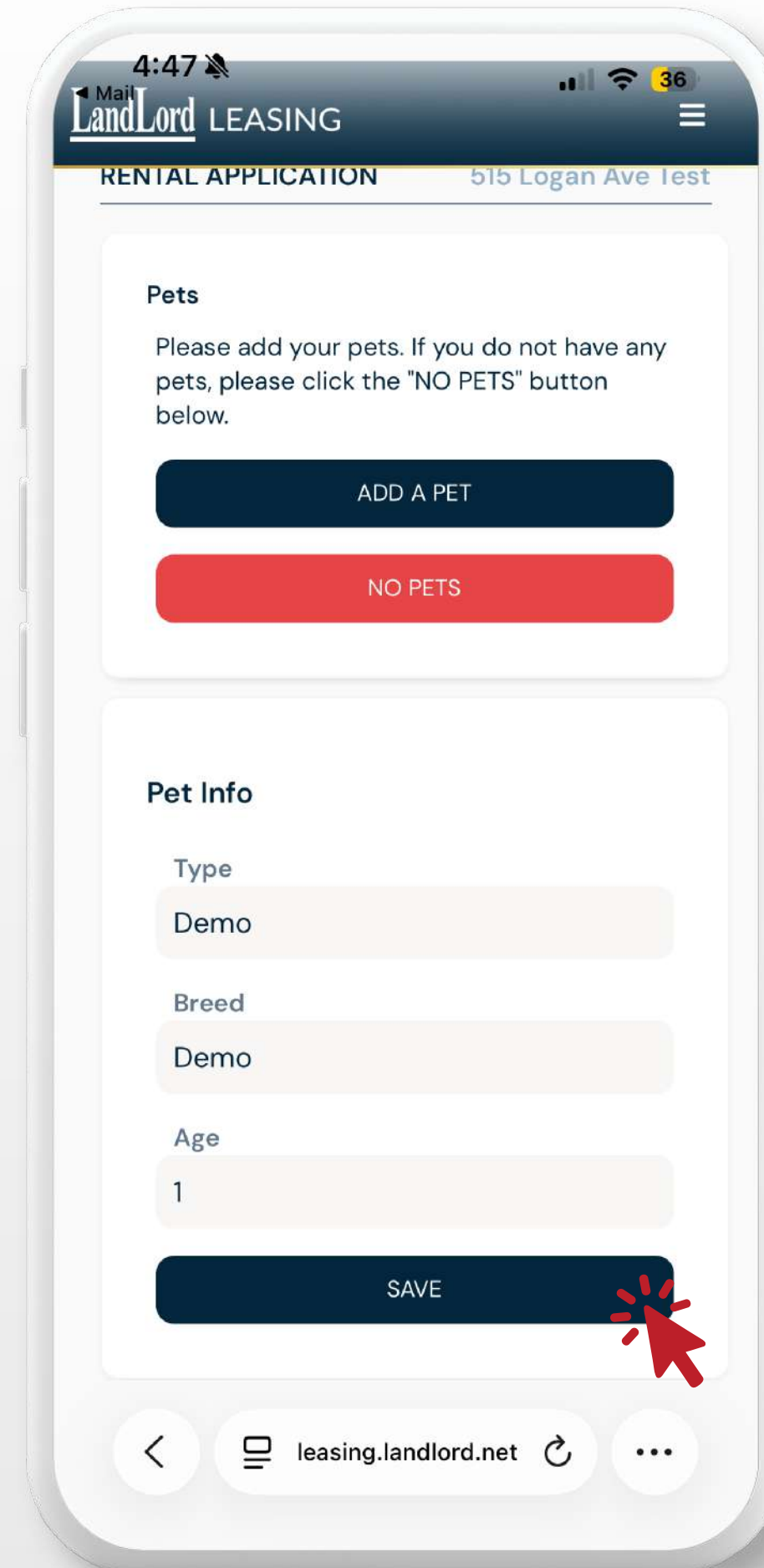


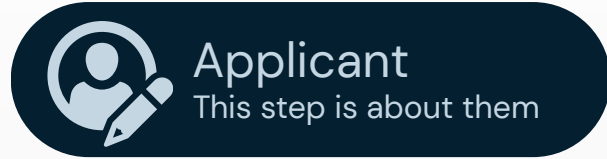
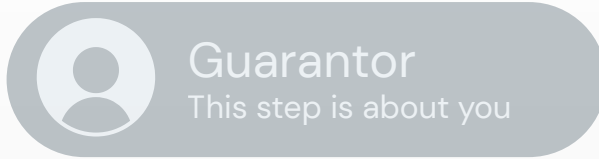


## Enter pet details

If applicable, enter the **applicant's pet details** (type, breed, and age), to the best of your knowledge.

Click save to continue.

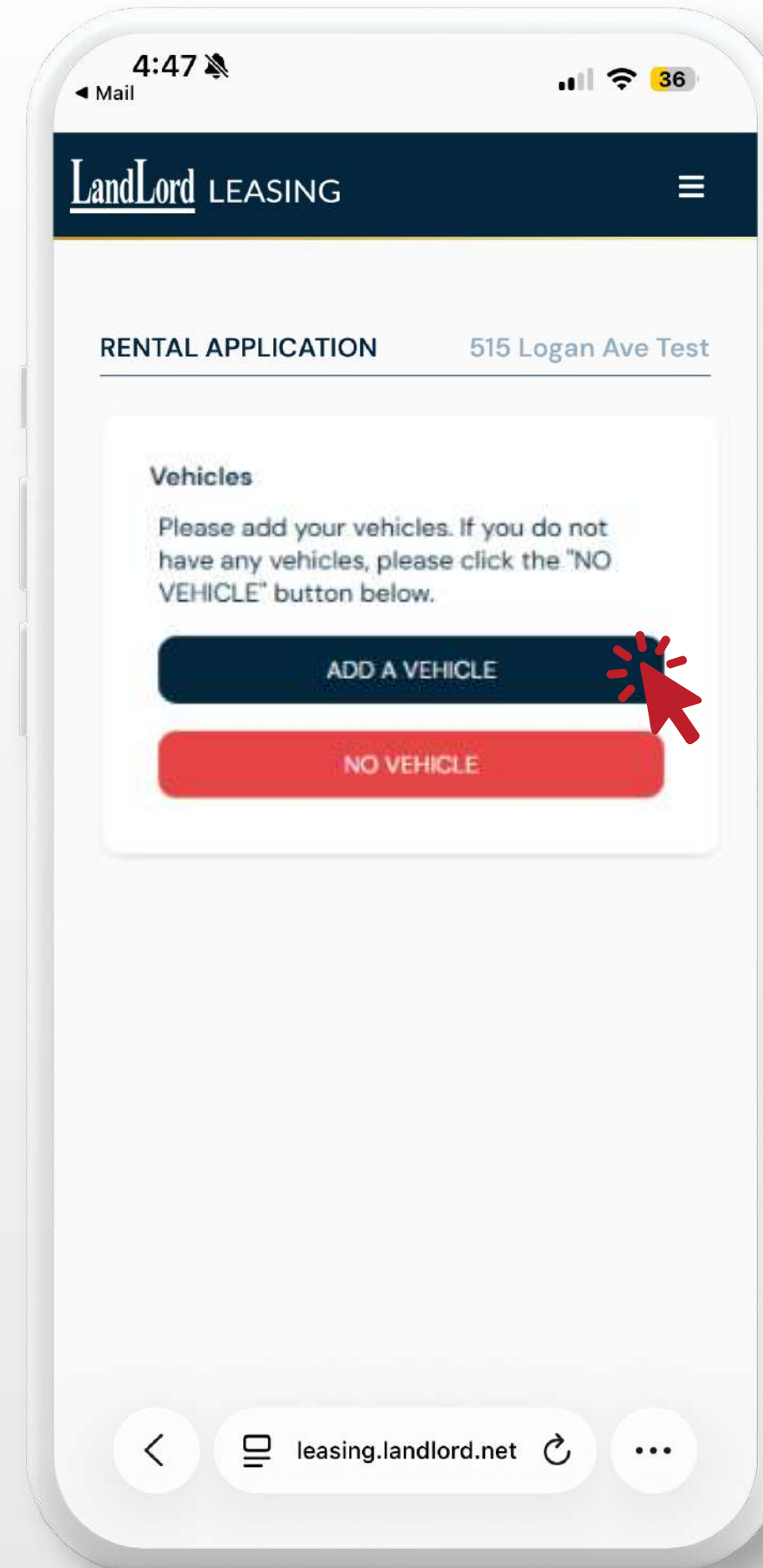


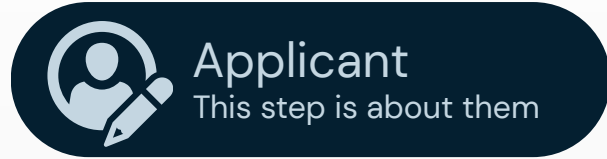
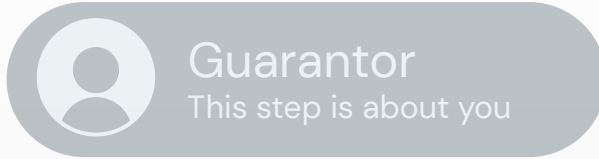


## Add vehicle information

Indicate whether the **applicant has a vehicle**, to the best of your knowledge.

Tap Add Vehicle or select No Vehicle.

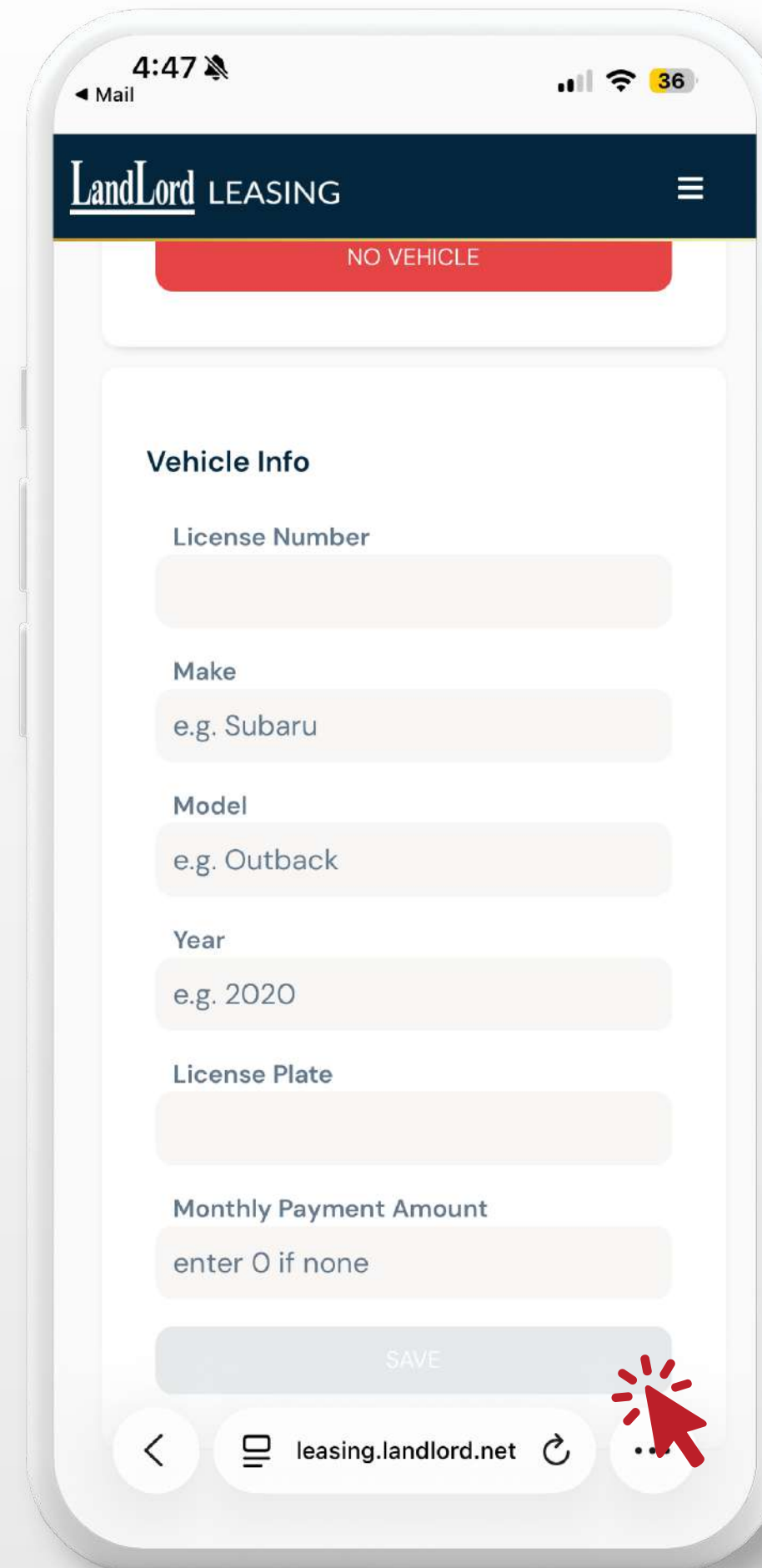


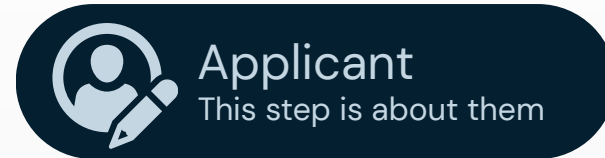
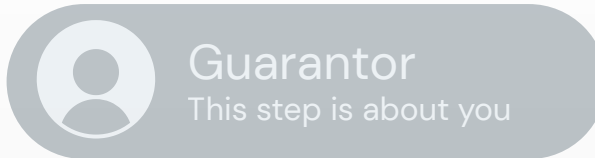


## Enter vehicle details

If applicable, enter **the applicant's vehicle details** (make, model, year, and licence plate), to the best of your knowledge.

Tap Save to continue.

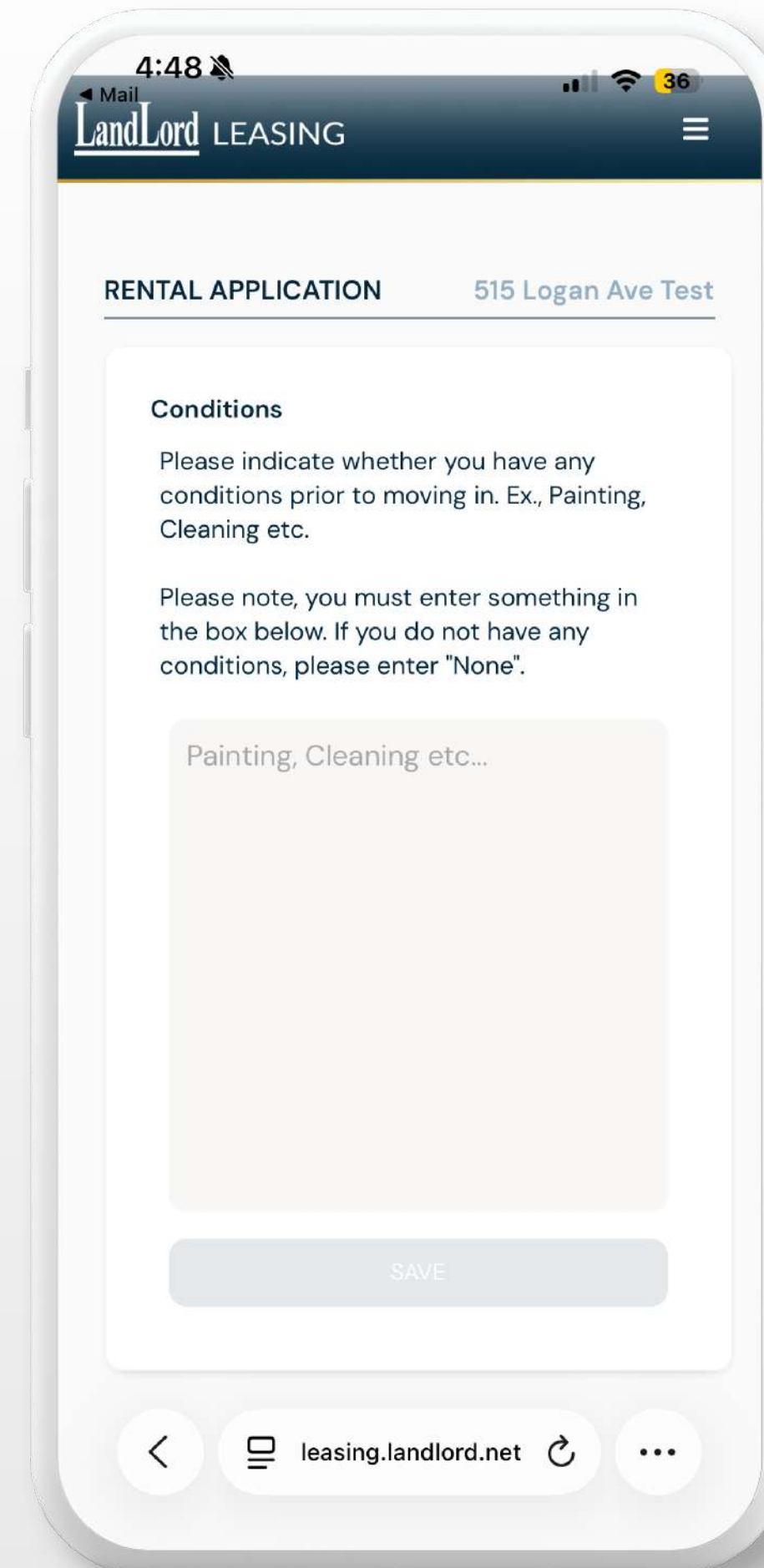


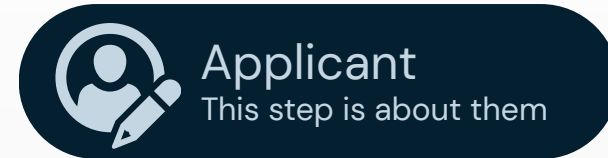
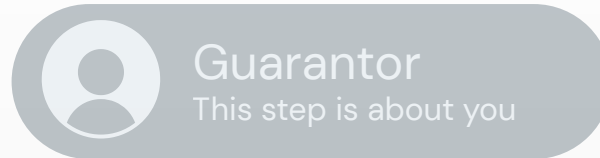


## Add any move-in conditions

Enter any move-in conditions or requests **the applicant may have**, to the best of your knowledge (e.g., painting, repairs, or cleaning).

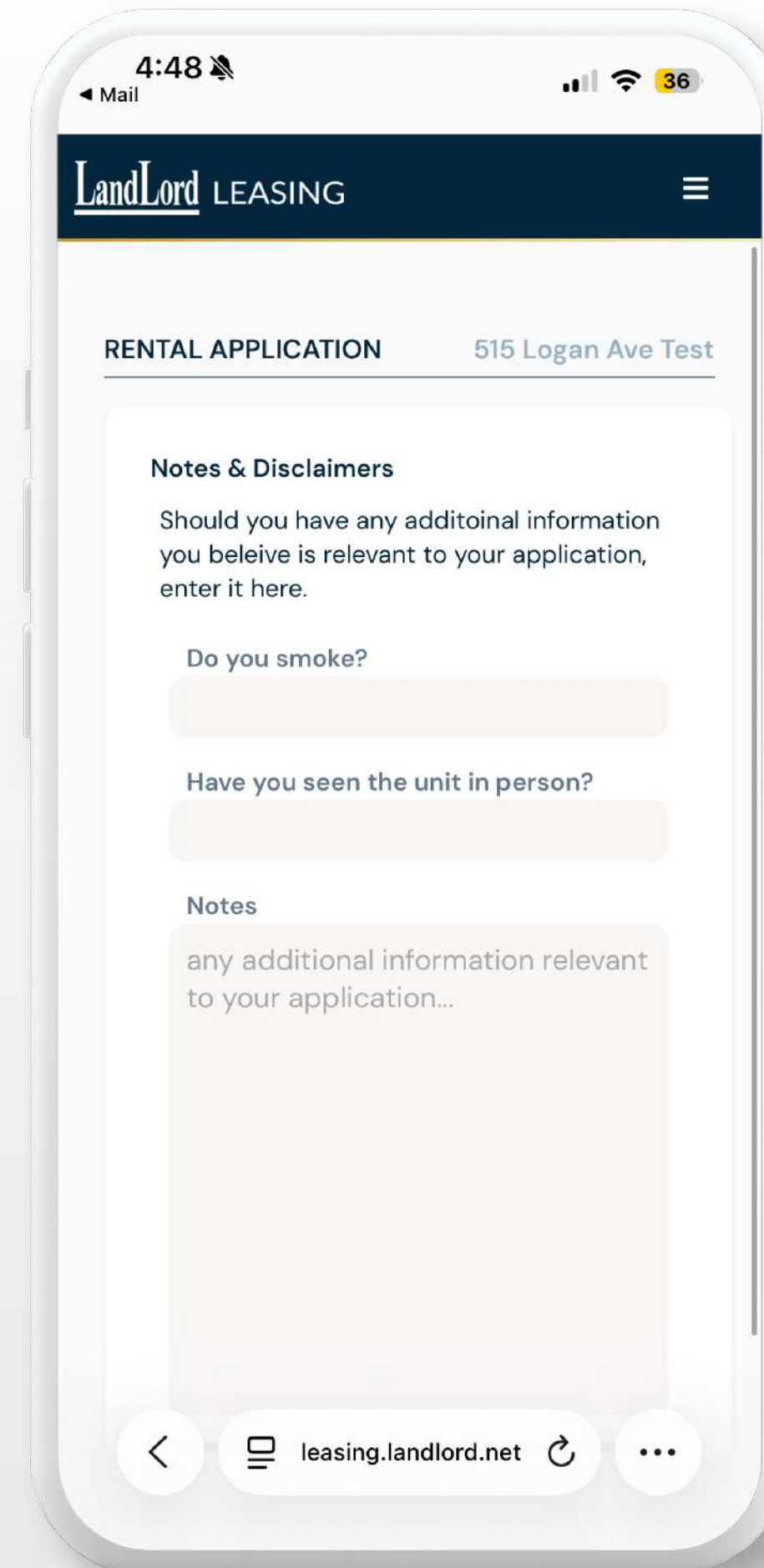
If none, enter None.

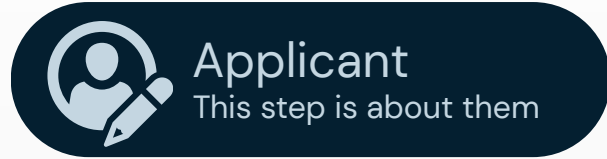
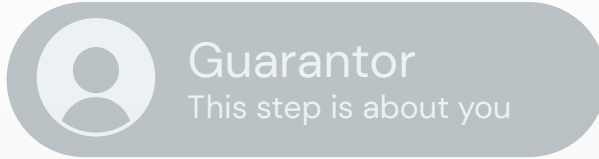




## Complete notes and disclaimers

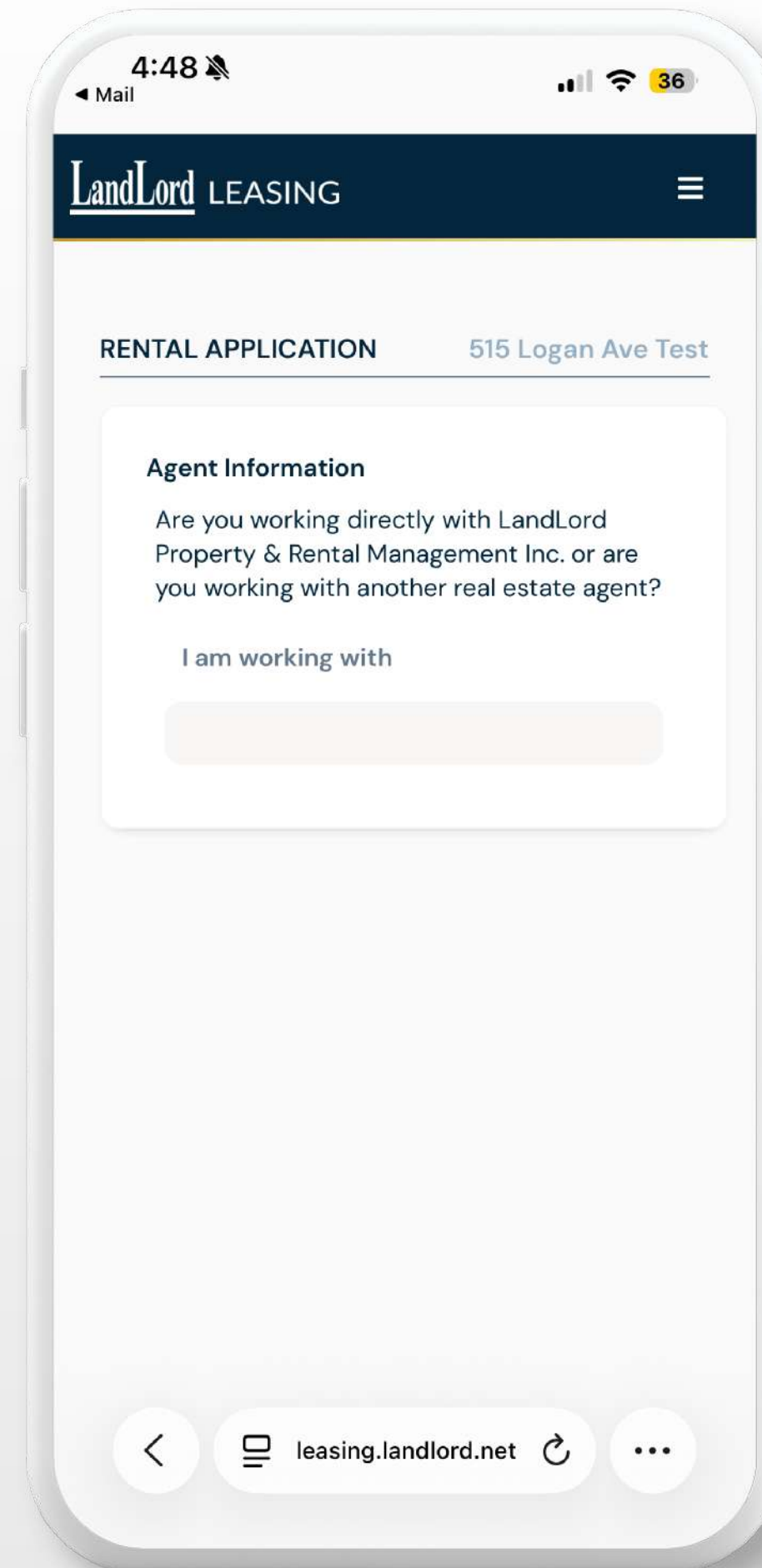
Add any additional notes **related to the applicant**, confirm whether **they** smoke, and indicate whether **they** have seen the unit in person, to the best of your knowledge.

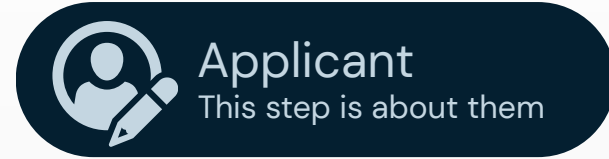
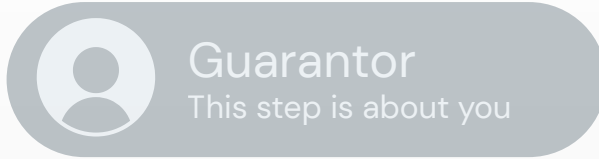




## Indicate agent representation

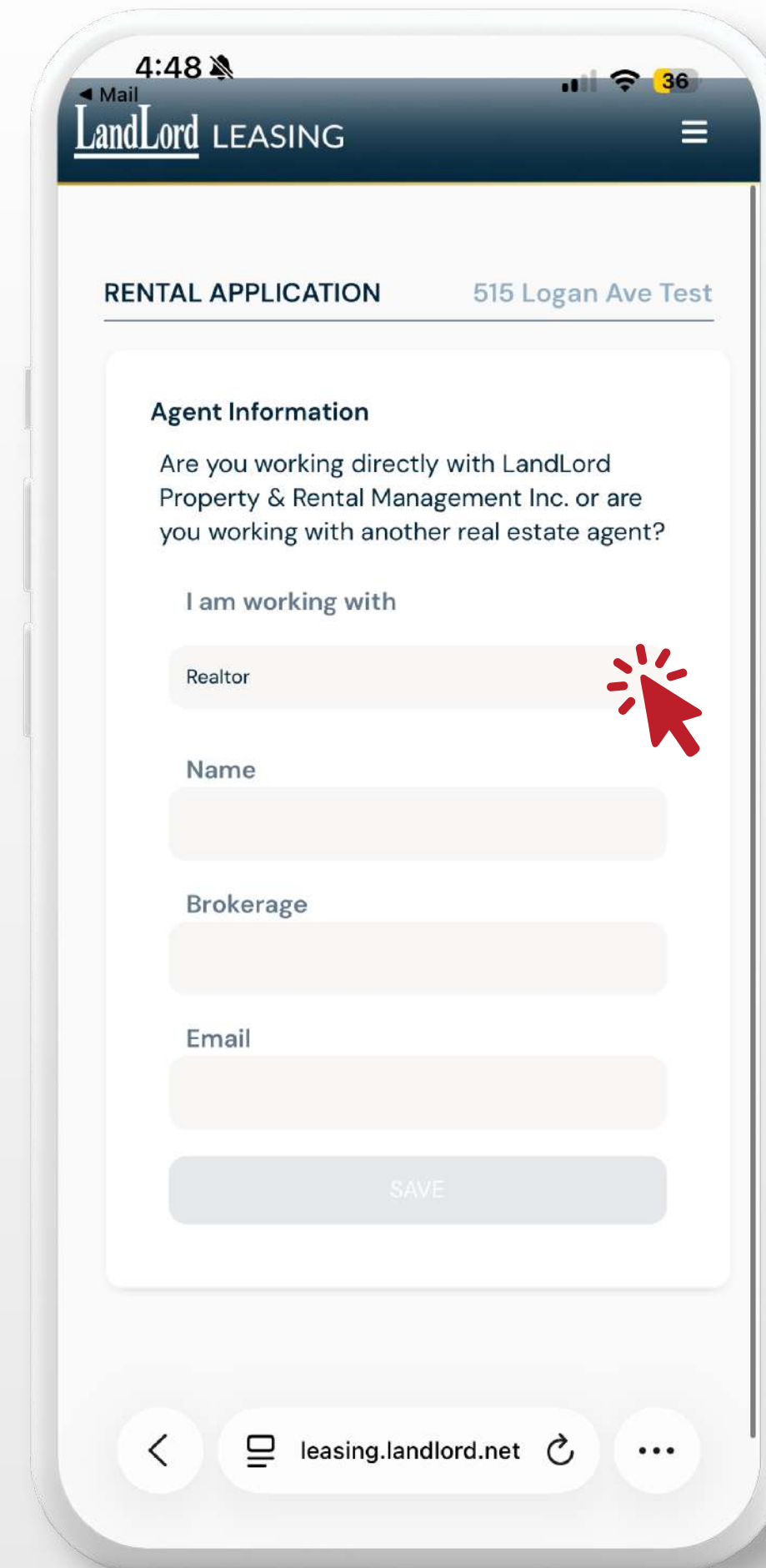
Select whether **the applicant** is working directly with LandLord or with another real estate agent, to the best of your knowledge.

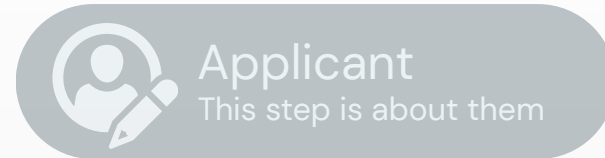
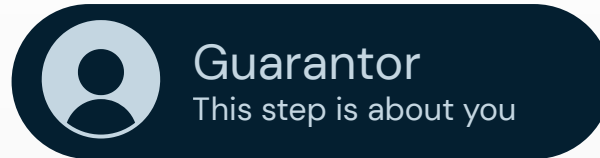




## Enter agent details if applicable

If the applicant is working with an agent, enter their name, brokerage, and email address, to the best of your knowledge.



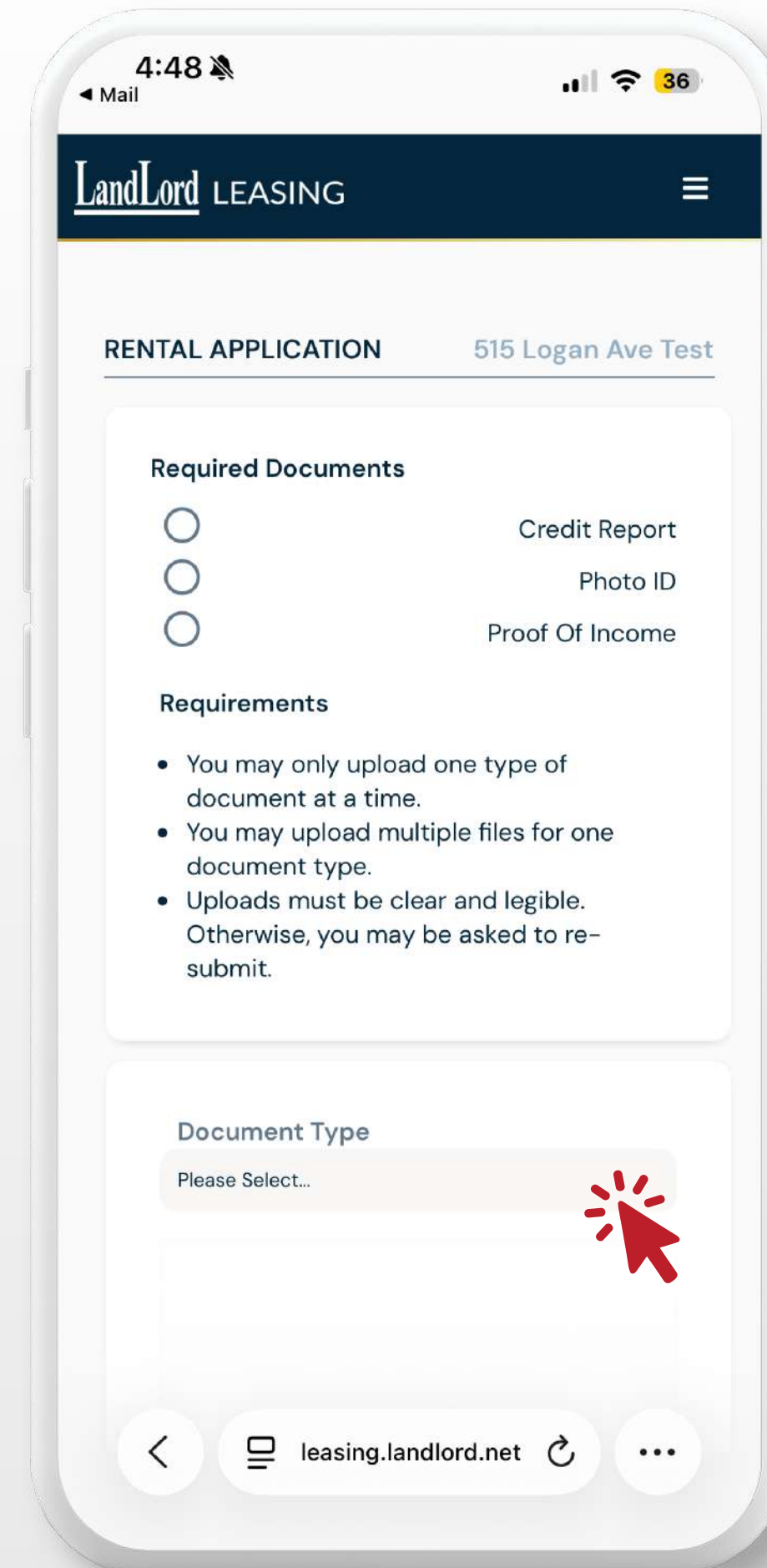


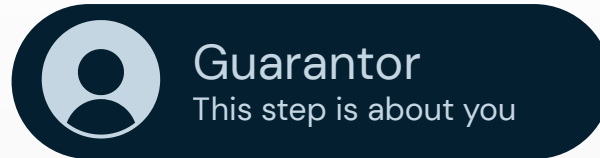
## Upload your required documents

Upload **your** documents as the guarantor (credit report, photo ID, and proof of income).

Make sure all files are clear and easy to read.

[🔗 What Counts as "Proof of Income" ?](#)



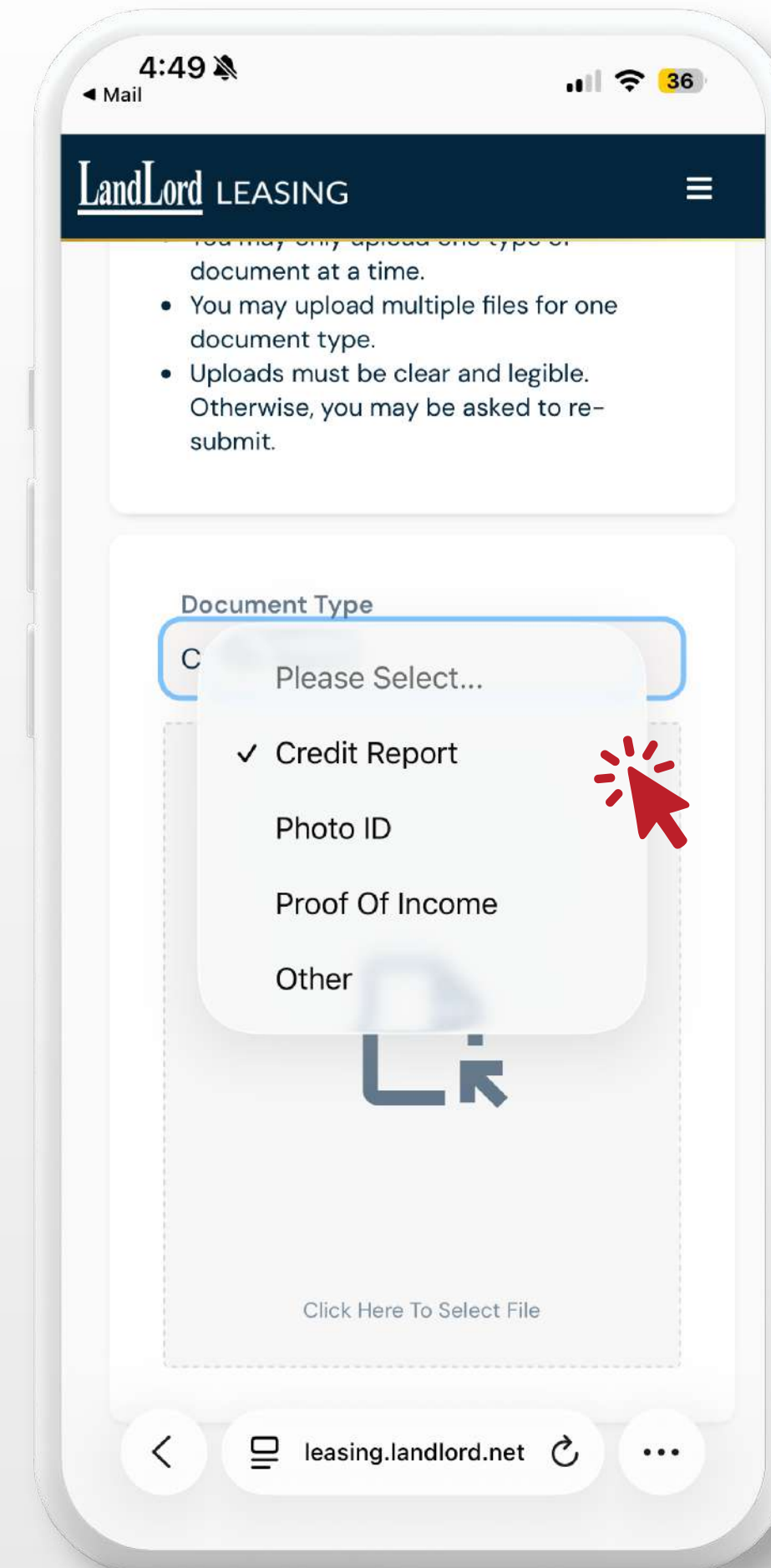


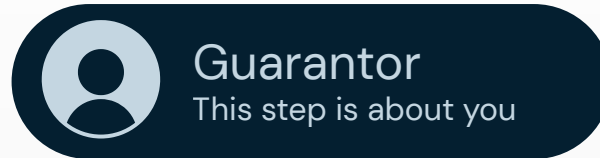
## Choose a document type before uploading

Select the document type first, then upload the matching file.

Repeat this step until all required documents are added.

[What Counts as "Proof of Income" ?](#)

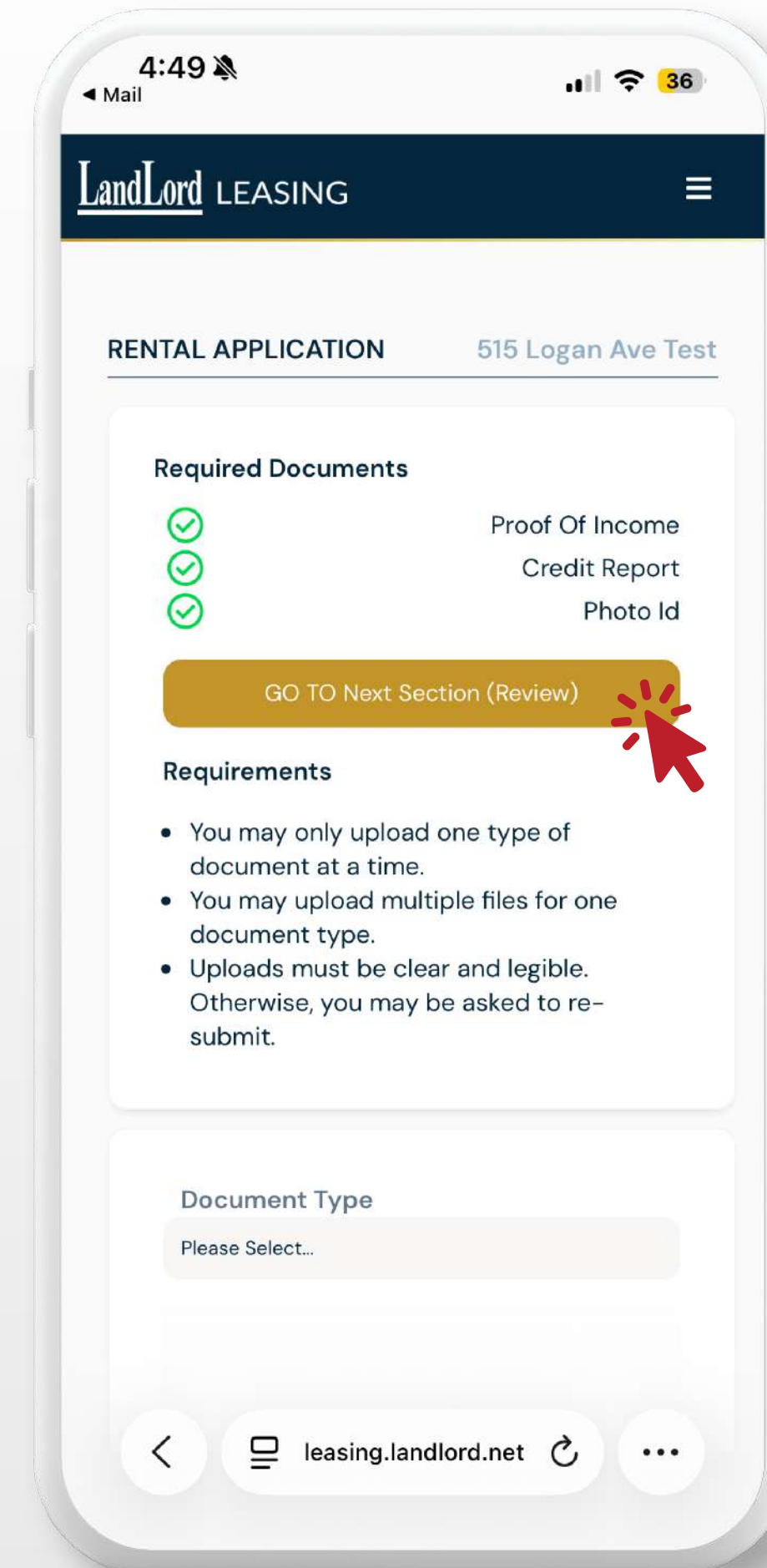




## Confirm all required documents are uploaded

Once all required items show as completed, continue to the review section.

[What Counts as "Proof of Income" ?](#)

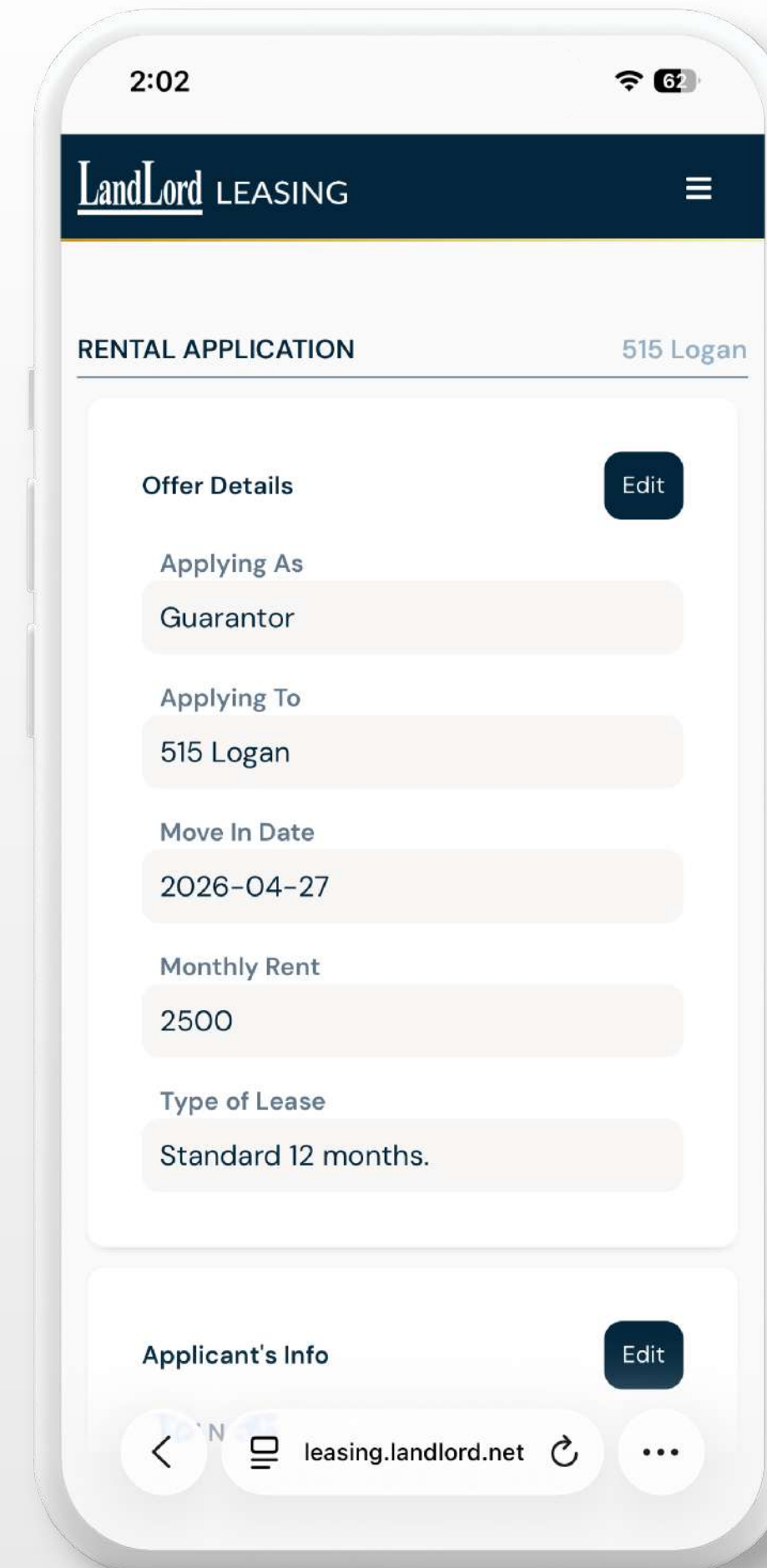




## Review your application

Go through the full application summary carefully to make sure your details are accurate before submitting.

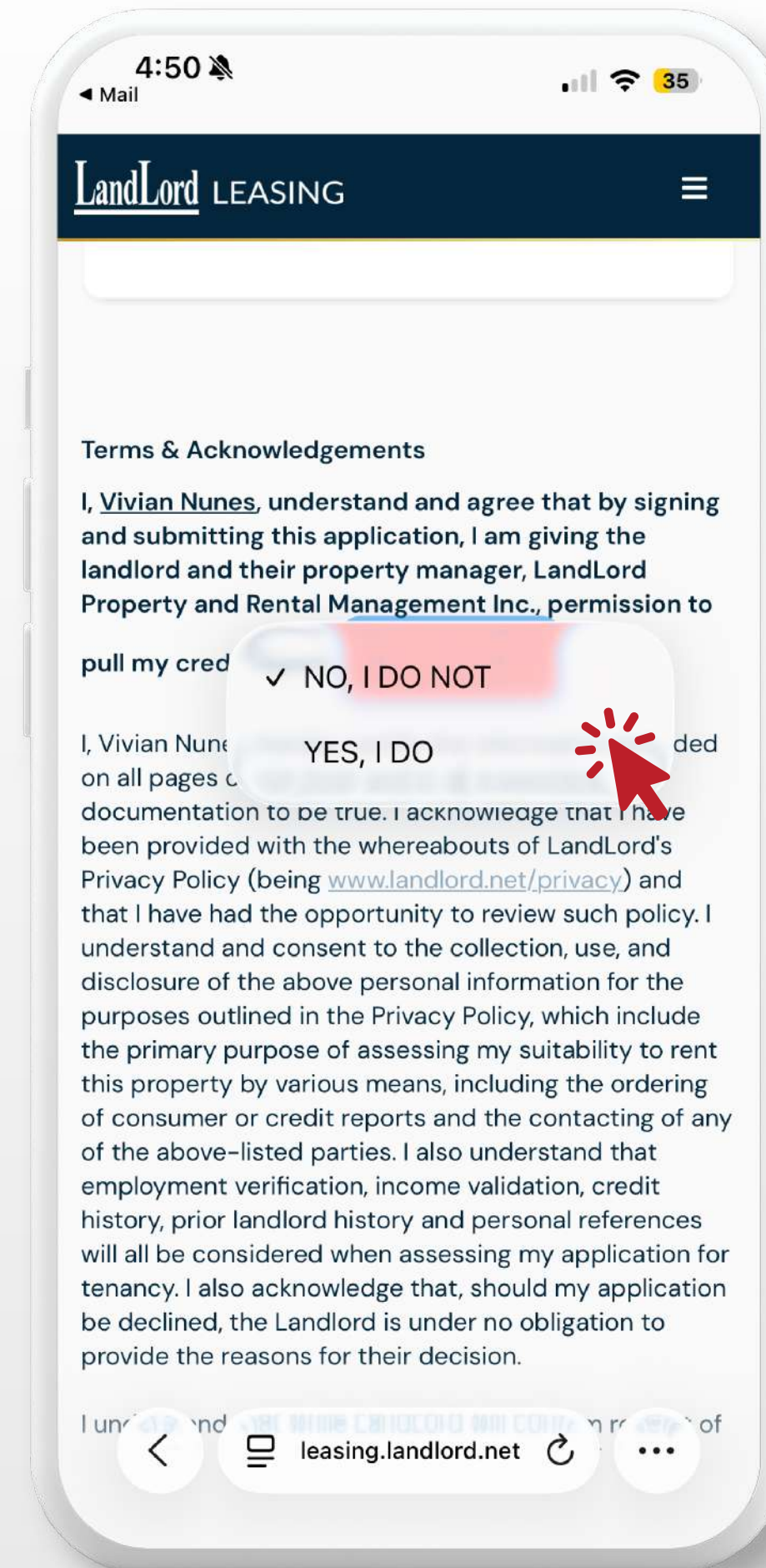
If you need to make any changes, tap the Edit button next to that section to update your information.





## Read the terms carefully

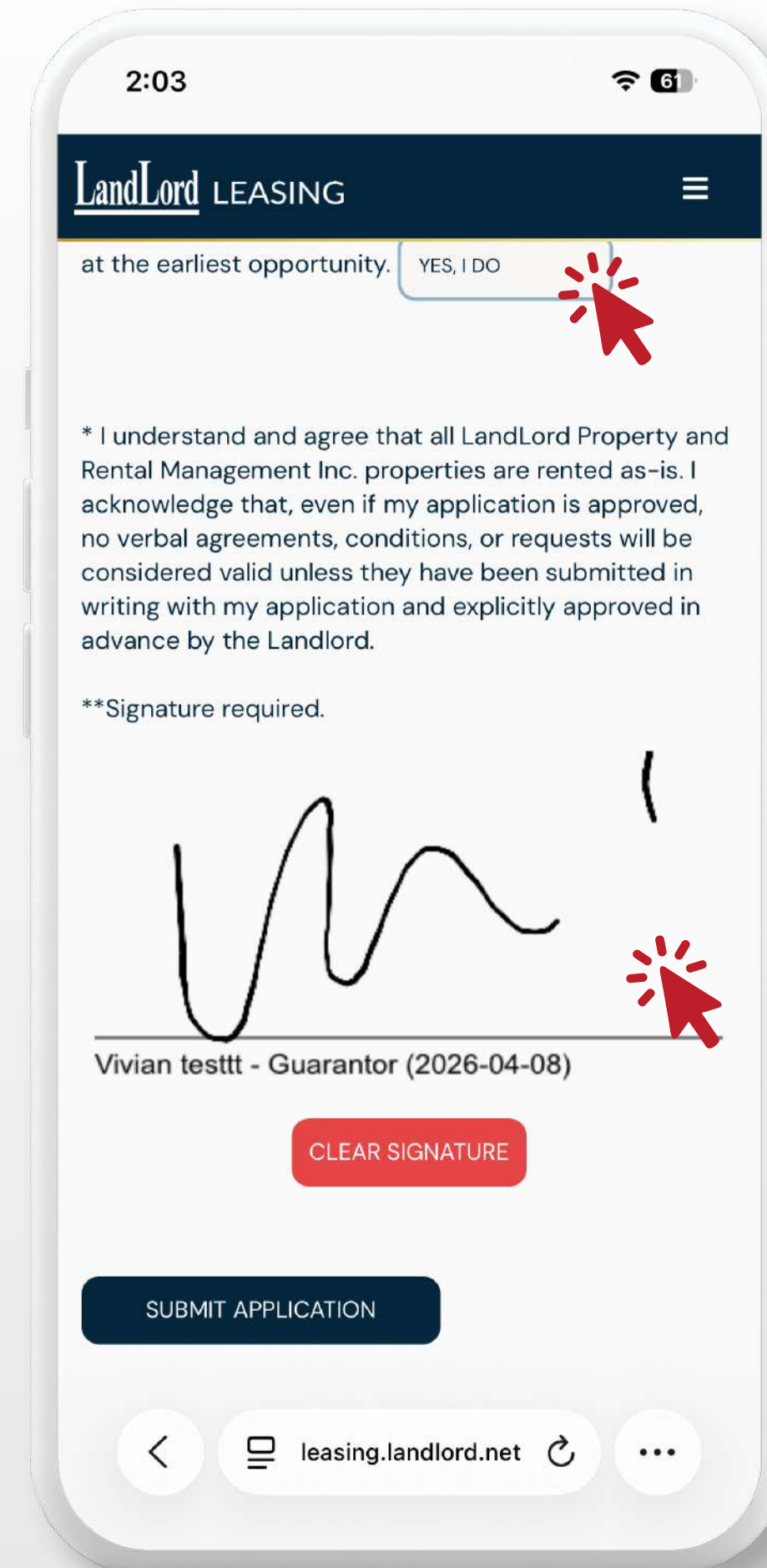
Please read the terms and acknowledgements carefully before signing.





## Sign the application

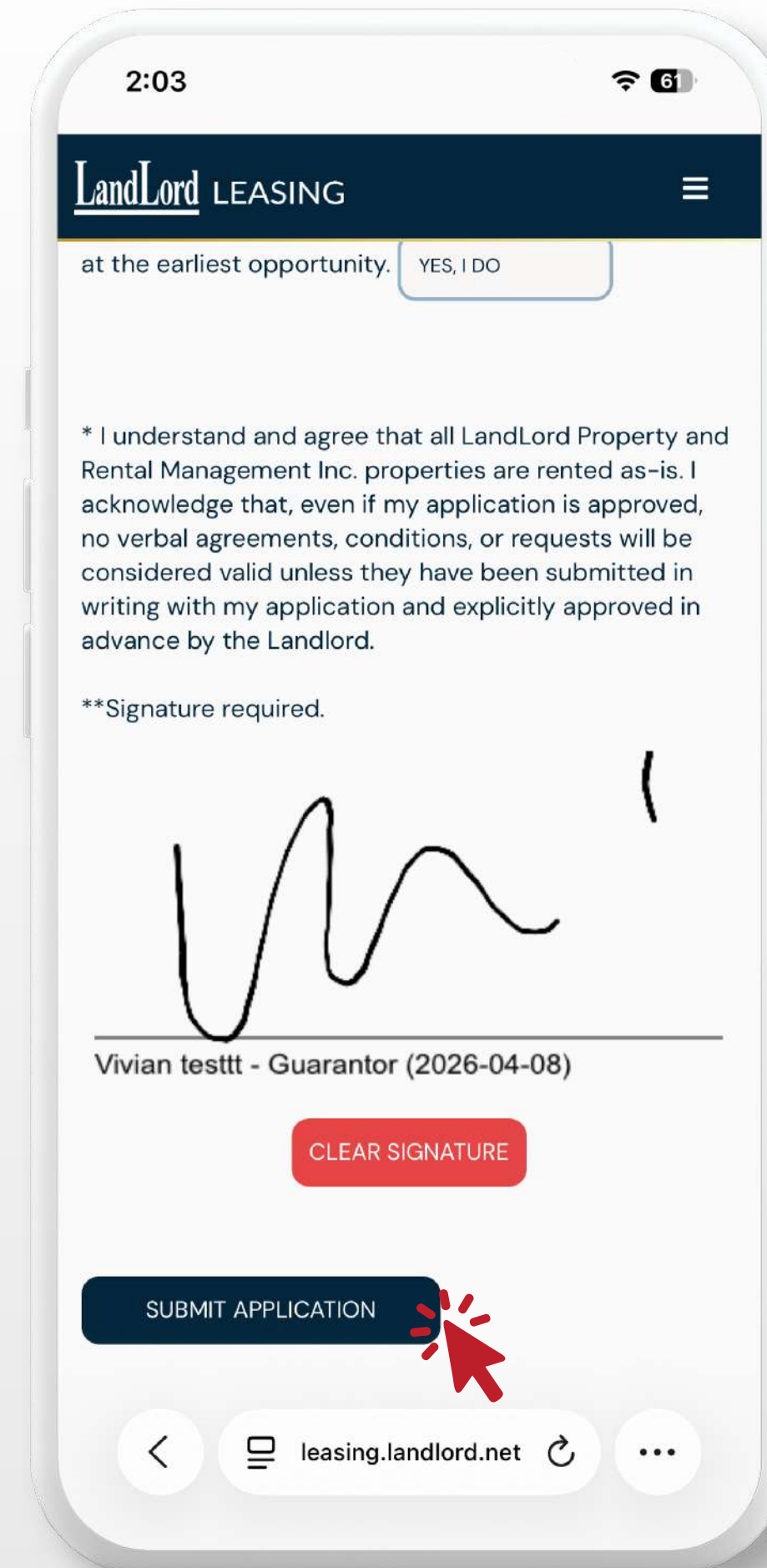
Review the final statement, then sign in the signature field where required.





## Submit your completed application

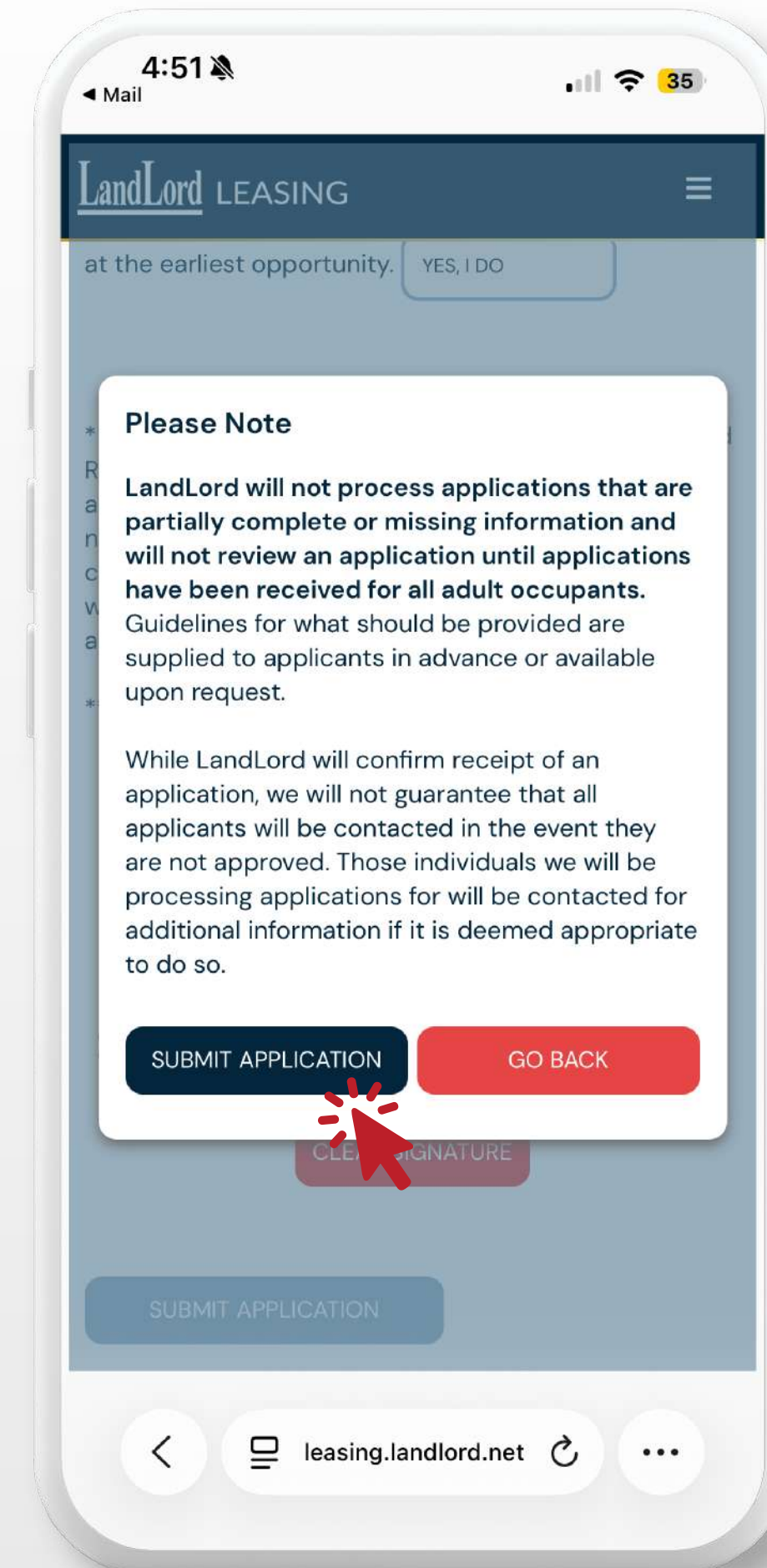
After signing, tap Submit Application to send your application for review.





## Confirm submission

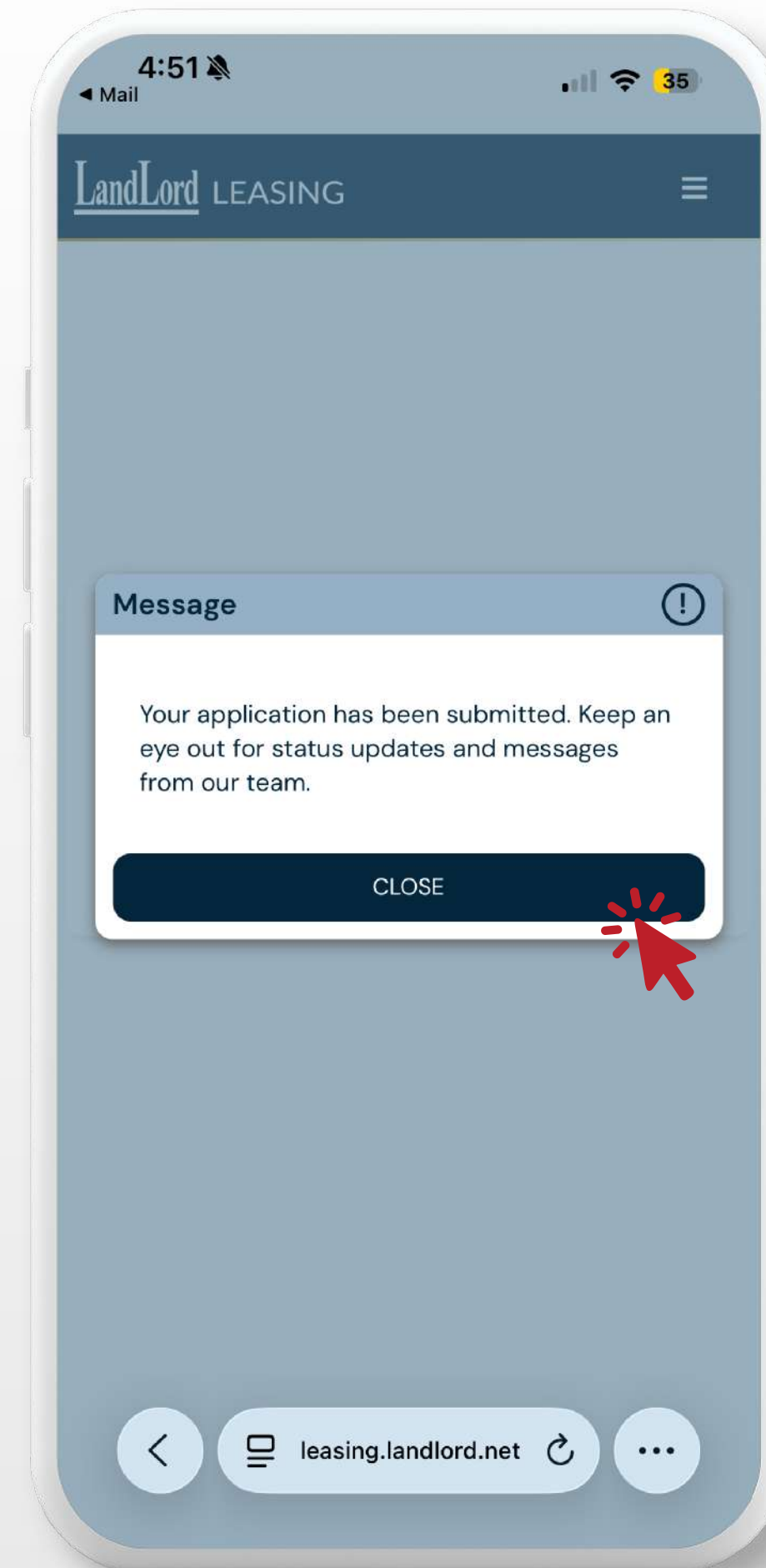
A final confirmation prompt will appear.  
Review the note and tap  
Submit Application to proceed.





## Application submitted successfully

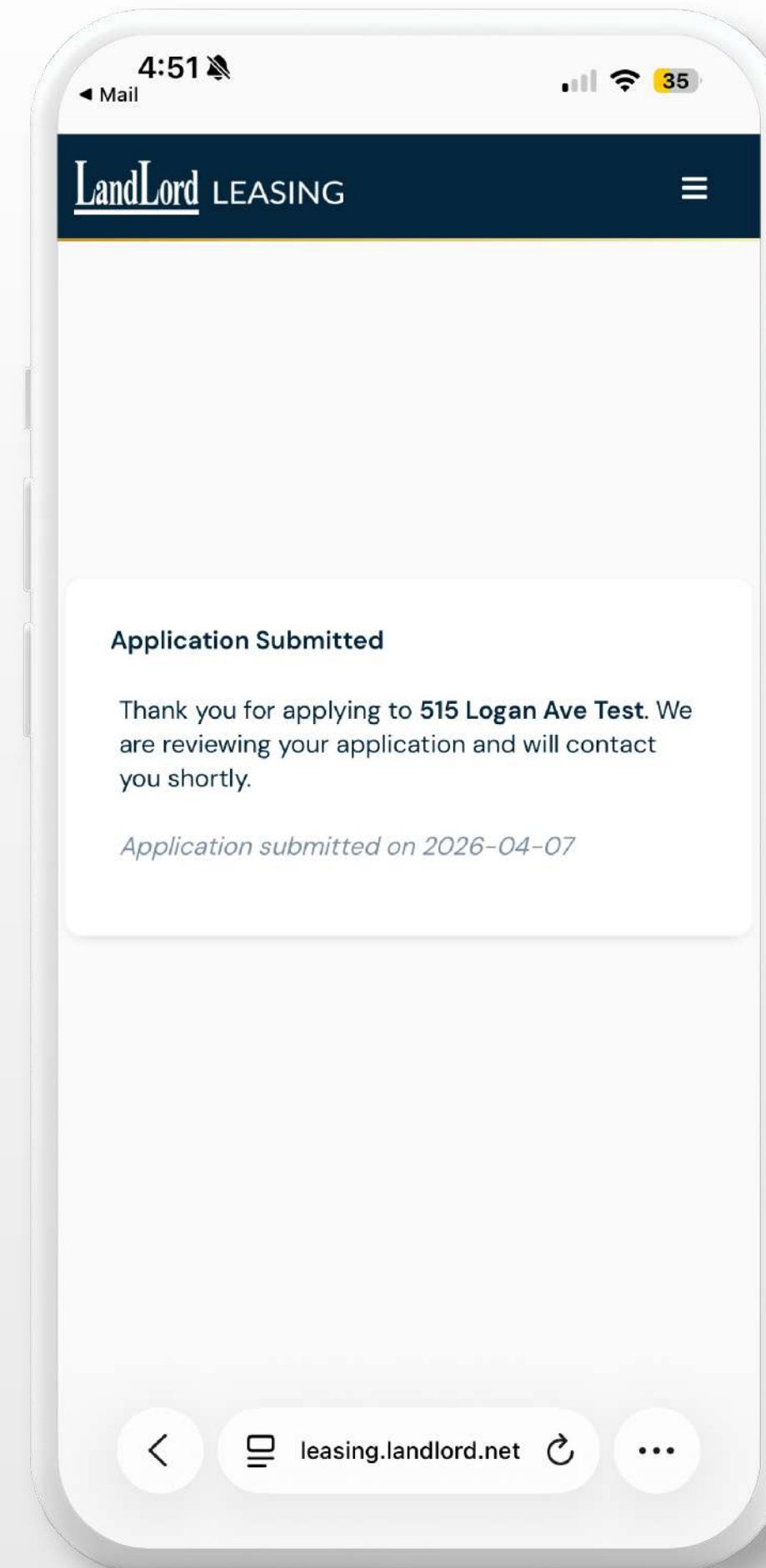
You will see a confirmation message once the application has been submitted.





## Track the application status

You can return to the portal at any time to view updates on the application status.





## Check your confirmation email

You will also receive a confirmation email with a summary of your application.



**LandLord** APPLICATION RECEIVED

Hi Vivian Nunes,

To confirm - your application for *2 Any Street, Toronto* has been received.

*\*\*Please note, if you are applying with another person over the age of 18, please ensure they have also submitted their application, otherwise your application will be marked as incomplete. Only completed applications will be reviewed. Once we receive a complete application, the details are sent to our client to review on a first come first served basis.*

Below is a summary of your application.

# Frequent Asked Questions

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## GETTING STARTED

### **Where do I begin my application?**

Start your application at [landlord.net/apps](https://landlord.net/apps)

### **Can I submit my application via email?**

No. Applications must be submitted through the online portal.

## ACCOUNT & ACCESS

### **I didn't receive the activation email. What should I do?**

Check your spam folder or request a new activation link.

### **What if I have technical issues?**

Try refreshing the page or using a different browser. If the issue continues, contact support.

### **Do I need to complete everything at once?**

No. You can save your progress and return later.

## APPLICATION & REQUIREMENTS

### **Do all applicants need to apply separately?**

Yes. Each applicant over 18 must submit their own application.

### **What if I paid rent in cash?**

Provide receipts or written confirmation from your landlord.

### **Is my personal information secure?**

Yes. Your data is encrypted and only accessible to authorized staff.

### **What happens if my application is not approved?**

All submitted data is securely deleted in accordance with privacy policies.

### **Who do I contact for help?**

Email [apps@landlord.net](mailto:apps@landlord.net) or call 416-462-3800

# Proof of Income

What Counts as "Proof of Income" / What Supporting Financial Documentation Should I Submit?



## EMPLOYED (SALARY)

**Provide one of the following:**

- Employment letter
- Most recent paystub

**If submitting an employment letter, it must include:**

- Your name, position, annual salary, hire date
- Company letterhead and contact information

**If submitting a paystub, it must include:**

- Your name
- Employer name
- Pay date, compensation amount, pay period

## EMPLOYED (HOURLY)

**Provide one of the following:**

- Employment letter
- Last 3 paystubs

**If submitting an employment letter, it must include:**

- Your name, position, hours worked per week, hire date
- Company letterhead and contact information

**If submitting paystubs, they must include:**

- Your name
- Employer name
- Pay date, compensation amount, pay period

## SELF-EMPLOYED / CONTRACTOR / FREELANCE

**Provide one of the following:**

- Six months' worth of bank statements showing a consistent income of the amount reported in your application and/or a substantial amount of savings.
- Most recent CRA Notice of Assessment showing total taxable income

## RETIRED

**Provide one of the following:**

- Last 3 CPP/OAS deposit receipts
- Proof of savings or investment income

**Proof of savings/income must include:**

- Your name, financial institution, balance or investment amount, dates of reported balances

## UNEMPLOYED (GOVERNMENT SUPPORT)

**Provide:**

- Most recent government support receipt(s) (e.g. OW, EI)

## UNEMPLOYED (SUPPORTED BY SOMEONE ELSE)

**Requirement:**

- Your guarantor must submit a separate application, just as if they were applying to live in the unit themselves.

**Guarantor will be subject to:**

- Credit check, income verification, reference checks

**LandLord**  
REALTY INC., BROKERAGE

**LandLord**  
PROPERTY & RENTAL MANAGEMENT INC.