

# Landlord Insurance

**Our recommendations for what to look for when selecting your Building, Contents and Landlord insurance for your investment property**

## **Building & Contents**

Fire Damage

Storm Damage

Water Damage

Earthquake

Landlord Contents (appliances, carpet, blinds, air conditioners, hot water system etc.)

Adequate cover for building replacement / rebuild cost

## **Loss of Rent**

Protection for defaulting tenants resulting in termination or eviction

Protection during hardship awarded by Tribunal

Protection for absconding tenants

Protection during repairs when a property is untenable following an insured event

## **Tenant Damage / Theft**

Covers tenant damage including accidental, malicious and intentional damage

Cover for theft by tenant

## **Pet Damage**

Covers damage caused by a tenants' pet regardless of whether it is listed on the lease

## **Denial of Access**

Protection for loss of rent when a tenant fails to give vacant possession

Protection for prevention of access following an insured event

## **Legal Expenses / Liability**

Covers court and tribunal fees

Covers cost of engaging a bailiff for the purpose of evicting your tenant

Protection for when you are found legally liable for an incident, including tenant injury

## **Death of a Tenant**

Protection for lost rent after the death of a tenant, including murder and suicide

## **Drug Use or Drug Lab Clean Up**

Covers contamination clean up after drug use in the property

Covers damage and remediation required for meth labs and hydroponic set ups

## **Other Features**

Reletting expenses that exceed the bond

Cover for removal and storage of tenant goods

Change of locks cost

Damage from scorching carpet

Damage from scorching sections of bench or vanity tops