

Meta Description: Want to know how to protect your property against damage or theft and ensure peace of mind? We can help! Check out our low-cost tenant insurance today for instant coverage!

Tenant Insurance: Low-Cost Peace of Mind. Get Yours Today!

Renting a property has its advantages; especially when it comes to upkeep and repairs. Generally, the landlord of the property handles these expenses, shouldering the financial burden of owning a property.

But when it comes to property damage, many people misinterpret landlord responsibilities.

For example, did you know that in the event of a fire or flood in your unit, you are responsible for replacing your own property? According to the Insurance Bureau of Canada, many tenants get this wrong.

It's a common misconception that the landlord is on the hook for any property that sustains damage in a rental unit. And due to this misconception, many tenants fail to get the insurance coverage they need.

In fact, as of 2020 in Canada, one study showed that [34.5% of renters](#) did not have rental insurance. For those who don't, when disaster strikes it can be devastating.

So why is tenant insurance so important? There are two common situations in which tenant insurance comes into play:

Theft or Damage of Property

Whether it's a flood in the basement or a fire in the kitchen, accidents happen. And crime is a fact of life; in 2019 in BC alone there were [28,759 break and entry](#) offences.

In the event of an incident, you are responsible for replacing your broken or missing items. And for many tenants, the cost is higher than they may think. For those without insurance coverage, it can be a crushing financial blow.

Third-Party Lawsuits

Many renters don't think about potential lawsuits; the chances of them happening are just pretty low. Yet there are so many things that could go wrong on your property, leading to a third-party lawsuit.

Two of the most common issues are:

Damage to the property: In the event where your unit sustains damage and you are at fault,

you can be liable. And it happens; a pan catches fire on the stove or the washing machine floods.

Whatever the situation, the landlord can choose to file a lawsuit against you to pay for the damages. And if you don't have insurance, paying that out of pocket can hurt.

Third Party Injuries: Most of us have people over to our homes. But did you know that in the event of an incident, you could be liable for damages if a guest sustains an injury?

Let's say a friend is over and he or she trips over an area rug, breaking an arm in the fall. If they sue, you could be required to pay damages. Situations like this don't happen often; but when they do if you're not protected it can be life altering.

If you have tenant insurance, your policy covers the cost of any damages. Legal fees are also covered, and that includes paying a lawyer to represent you in court.

Types of Tenant Insurance Coverage

A standard tenant insurance policy will cover up to \$1 million, but you can choose to extend that amount to \$2 million.

There are two general types of tenant insurance you should know about:

- **All-Risk Insurance**, which covers all property except any items specifically excluded in the policy.
- **Named Perils**, which extends only to specific disasters such as fire damage or floods.

Types of perils which are generally covered include damage from:

- Electrical currents
- Explosions
- Falling objects
- Fire
- Flooding
- Lightning
- Theft or vandalism
- Smoke
- Wind or hail

Be sure to speak with your broker for specific incidents your policy may cover.

Contents Insurance

In the case of an incident, contents insurance covers the cost of replacing any missing or damaged property. When purchasing contents insurance, there are two things to note:

- **You will need to provide proof of ownership if filing a claim:** It's a good idea to keep a record of the items covered in your policy. This means keeping an itemized list, with photos if possible.
- **Coverage may mean actual cost value of your items or the cost of replacing your items.** Be sure to check with your broker to clarify.

Tenant liability coverage is standard in tenant insurance policies. It covers any medical bills if someone gets hurt while on your property and you are ordered to pay damages. It also covers any repairs to that you are liable for. Tenant liability insurance also covers legal expenses in the event of a lawsuit.

Living Expenses

In the event of an incident, you may need to leave your home while repairs take place. Tenant insurance covers temporary lodgings such as a hotel should this happen.

Depending on your policy, you may also have coverage for meals and even loss of income. Other expenses your policy may cover are:

- Pet Boarding
- Moving Costs
- Storage
- Furniture Rentals
- Laundry

Be sure to check with your broker about your living expenses coverage.

Aside from the standard benefits of your policy, there are extra coverage options you can add on, such as:

Sewer Backup Coverage: This coverage allows you to replace any items damaged in flood caused by sewer backup. Sewage can be dangerous to your health as it's full of harmful bacteria. This coverage also normally includes disaster cleanup services to make your home habitable again.

Earthquake Coverage: This policy add-on covers any damage caused by earthquakes. If you live in a high-risk area, this coverage offers extra peace of mind.

You can also extend your policy to include add-ons such as coverage for collectibles and more. If you're interested in covering special items or circumstances, chat with your broker.

How Much Does Tenant Insurance Cost?

Tenant insurance is affordable. The [average policy in British Columbia](#) is \$26.00 per month, which means affordable peace of mind.

Several things can factor into the cost of coverage, including:

- **The amount of coverage.** The more property you own, the higher the premium can be.
- **Your coverage levels.** There are different coverage levels available beyond basic policies. Higher coverage can also mean a higher premium.
- **Location:** For those living in a high-crime neighbourhood, premiums may be higher.
- **Building construction:** Older buildings may present more risk than newer, non-combustible construction. If you live in a century home, you may need more coverage.
- **Your deductible:** A higher deductible generally means a lower premium, and vice versa.
- **Claim History:** As with most insurance policies, a history of claims can drive premiums up.

If you're looking for affordable coverage and peace of mind, we've got the right policy for you. At (I don't know the Name of Your Company), we can provide an instant quote for your tenant insurance needs.

Need a policy right away? Click below for instant coverage.