

FINDING PRIVATE ACCOMMODATION

THINGS TO CONSIDER

Do I want to live alone or with roommates? alone with roommates

Do I need an unfurnished or furnished place? unfurnished furnished

How much can I afford to spend? \$ _____

Where do I want to live? _____

TYPES OF ACCOMMODATION

Apartment	furnished or unfurnished, bachelor (one room), 1 bedroom, 2 bedroom
Suite	furnished or unfurnished, part of a house, typically either the basement or upper floor
Shared House/Apartment	unfurnished private room, share rent and living space with others
Room & Board	furnished private room, eat some or all meals with the family
Sublet	furnished apartment/house, rent for a short time while the owner/renter is away
Housekeeping Room	furnished private room, shared bathroom, kitchen and living area

EXPENSES & IMPORTANT INFORMATION

Rent	Is it a month-by-month rental or a 1-year lease? Try to avoid a lease because you usually have to pay a fee for leaving early.
Utilities	Ask what utilities are included in your rental payment (heat, hot water, electricity (hydro), cable, and parking). It is common that some (or all) utility charges are <u>not</u> included in the monthly rent.
<ul style="list-style-type: none">• Heat	Canadian homes are usually heated by a combination of electricity, gas, oil and/or wood-burning stoves.
<ul style="list-style-type: none">• Hot Water	Water is often heated by electricity or gas.
<ul style="list-style-type: none">• Electricity	BC Hydro is the electricity provider to all homes in British Columbia.
<ul style="list-style-type: none">• TV and Internet	There are various providers for television and Internet — be sure to research them.
<ul style="list-style-type: none">• Parking	If you have a vehicle, ask if there are any rules or fees you should know about.
Phone	Phone services are not considered a utility. You will be responsible for opening an account to activate your phone line.
Furniture	Ask if your rental unit is furnished or unfurnished. Furnished suites are more expensive.
Household Item	Be sure to consider the home accessories you may need to buy (dishes, linens, cleaning supplies, etc.) and what to do with them once you leave. These items are not included.
Food	Check the location — some residential areas may be far away from grocery stores.
Bus Transportation	Ask if the rental unit is close to a bus route/UVic and check the BC Transit “Rider’s Guide” to see a map of bus routes. You can buy bus tickets and passes at most local convenience stores and grocery stores.

WHERE TO LOOK

UVic Off-Campus Housing Website	http://housing.uvic.ca/offcampus/presearch.php
UVic Bulletin Boards around Campus	try the Clearihue or Continuing Studies Buildings
UVic Dormitories	http://housing.uvic.ca
Craigslist Classified Ads	http://victoria.craigslist.org/apa/
UsedVictoria Ads	http://www.usedvictoria.com – click on Real Estate
VarageSale	https://www.varagesale.com/victoria-bc-swap-shop/c/more-categories/real-estate/for-rent/all
Kijiji Victoria	https://www.kijiji.ca/b-for-rent/victoria-bc/c303490011700173
Property Management Companies (charge for services)	Brown Bros — http://www.brownbros.com Cornerstone Properties — http://www.cornerstoneproperties.bc.ca/ Devon Properties — http://www.devonprop.com/search.php3 Dutton & Co — http://duttons.com/ My Ideal Home Network — http://www.myidealhome.com/
Signs in windows or on lawns	

TYPICALLY CANADIAN

- Almost all apartments and houses for rent have a refrigerator, stove, central heating, and curtains or blinds – ask if the building has laundry facilities, an elevator, and a controlled entrance.
- No “key money” should be paid in Canada but usually a “damage deposit” is required which is normally half the monthly rent and cannot be more than the total monthly rent. This is refundable if everything is in good shape when you leave the apartment/house.
- Rent is usually paid on the first day of the month by cheque.
- You are required to give the landlord one month notice in writing (usually on the last day of the month) before you want to move out. For example, if you want to move out on February 28, you must give notice on or before January 31.
- It is customary to move out on the last day of the month (February 28) and to move in on the first day of the month (March 1).

PROCEDURE TO FOLLOW

1. Phone the number listed on the advertisement
 2. Ask about the expenses and important information (listed above)
 - a. If you don't like the answers, say, “Thank you, but I'm not interested.”
 - b. If you do like the answers, arrange a time to view the accommodation
 3. Time the trip from UVic to the apartment by bus.
 4. Look at the accommodation very carefully — Is it clean? Does it have everything you need?
 - a. If you don't like it, say, “Thank you, but I'm not interested.”
 - b. If you do like it, say, “Thank you, I'm interested. Can I think about it and call you?” Then look at other places and call the one you like the best. However, if you REALLY like it then let the landlord know and put your application in immediately.
- **PLEASE NOTE** — **DO NOT** give anyone money unless you get a business receipt or sign a rental contract.
 - **PLEASE BE SAFE!** We encourage you to always visit potential places to rent with a friend. Let friends and family know where you will be.