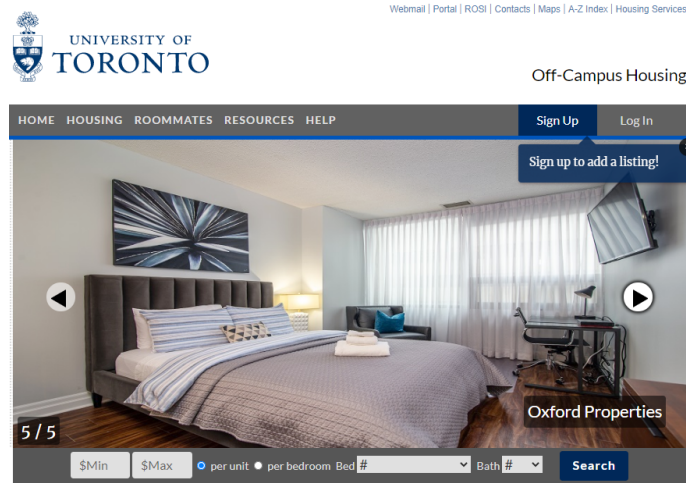


Off-Campus Housing



Where can I find off-campus housing?

- » UofT St. George operates the [off-campus housing website](#)
 - » UTM students have access with their UTORid
- » Third party sites
 - » **Not affiliated with UofT**
 - » Websites provided for information purposes only
 - » [Kijiji](#)
 - » [Freerentads](#)
 - » [Padmapper](#)
 - » [Places4Students](#)
 - » [Torontorentals](#)
 - » [4Rent](#)
 - » [Gottarent](#)



Things to consider when searching for off-campus housing

Use the headings below to think about and consider what you want vs. what you need when looking for off-campus housing. For example, if you're planning to live in Toronto and have a vehicle to commute to UTM, then a parking spot becomes a *need* and you'll have to ensure the places you are looking at have that available.

- » **Commute** – how long will your commute to school be? Are you within close proximity to a bus stop? GO Train? Subway or other form of public transit?
- » **Furnished vs unfurnished** – do you have your own furniture already?

- » **Laundry** – is there a washer/dryer in the unit? In the building? If in the building, is it a Coin-OP, or free to use? Do you have to go to a laundromat? How far is the laundromat from your accommodation?
- » **Utilities** – what utilities (water, hydro, heat) are included in the monthly rent? What about internet?
- » **Parking** – is there a parking spot included? Is it indoor or outdoor?
- » **Housing type** – are you looking for a basement unit? House? Condo? Apartment?
- » **Roommates** – are you looking to live alone? Or with roommates?
- » **Amenities** – are there grocery/convenience stores nearby? What about restaurants? Retail shopping? Entertainment, like movie theatres? Fitness facilities? Public parks/trails?
- » **Neighbourhood** – is the neighbourhood safe?

Glossary of Terms

- » What is a tenant? A tenant is an individual who pays rent in return for the right to occupy a rental unit
- » What are tenant rights? As a tenant in Ontario, you have legal rights. These rights are explained in the [Human Rights Code](#) and the [Residential Tenancies Act \(RTA\)](#)
- » What is a landlord? A landlord is the owner of a rental unit (house, apartment, condo)
- » What are landlord responsibilities? Landlords must ensure that the rental unit complies with rules and regulations and that acceptable standards are met throughout the duration of a tenancy

Tenant Rights

- » Be provided with the [Ontario Standard Lease](#) from your landlord. Never sign a lease without reading and understanding it thoroughly. If you have questions, ask before you sign
- » Be free from discrimination and from being treated unfairly because of race, nationality, religion, age, sex, disability, sexual orientation, etc.
- » To have security of privacy
 - » Your landlord must give you written notice of at least 24 hours before entering your rental unit

Tenant Responsibilities

- » Pay your rent, in-full and on time
- » Have contents insurance
- » Keep your house/space clean
- » Notify your landlord of any damages caused or maintenance issues
- » Honour the terms of your lease

Landlord Rights

- » Collect a rent deposit
 - » Can only be used for the last months' rent of the lease term
 - » Cannot be used as a damage or cleaning deposit
- » Collect monthly rent
- » Increase rent annually

Landlord Responsibilities

- » Keeping the home in good repair
- » Providing access to vital services
- » Providing you a copy of your written lease agreement
- » Other as spelled out in the lease

COVID-19 important notes

- » During this time, your landlord has been encouraged to request entry into your unit/home only in urgent situations and to follow [physical distancing guidelines](#). They must still provide 24 hours written notice, state what day and time they will be entering, and the reason for entering.
- » During this time, it is still a tenant's responsibility to pay their rent, in-full and on time. If your finances have been impacted due to the COVID pandemic, consider [applying for government funding](#), as applicable. It is encouraged that you work together with your landlord to establish fair arrangements to keep you in your home.
- » If you are house hunting during this time and would prefer to go see a unit in person, ensure you are taking steps and precautions to reduce the risk of transmission and to protect yourself e.g. wear a mask and gloves, do not touch surfaces in the home, maintain distance between you and homeowner, etc.
- » If you are house hunting during this time and would prefer to see a unit virtually, ensure the landlord takes you through the home live on FaceTime or Zoom (sending photos might not be enough). Communication with a potential landlord can all be done virtually, including signing a lease. When it is time to move into a rental unit, meet with the landlord outside of the home/building to exchange keys for the deposit. Do not deal in cash – use cheques or e-transfer only so there is record of the transaction.
- » If you are house hunting during this time and want professional help finding and securing a space, consider using a property management company.

Want more information?

- » [Residential Tenancies Act](#)
- » [Ontario Standard Lease](#)
- » [Landlord and Tenant Board](#)
- » [Canada Mortgage and Housing Corporation](#)
- » [Renting in Ontario: Your Rights](#)

The International Education Centre is here to help with your off-campus housing needs and questions. Feel free to reach out via email at international.utm@utoronto.ca or phone at 905-569-4716.