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
    » Paddmapper
    » 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?

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### 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

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### 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

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### 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.
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.