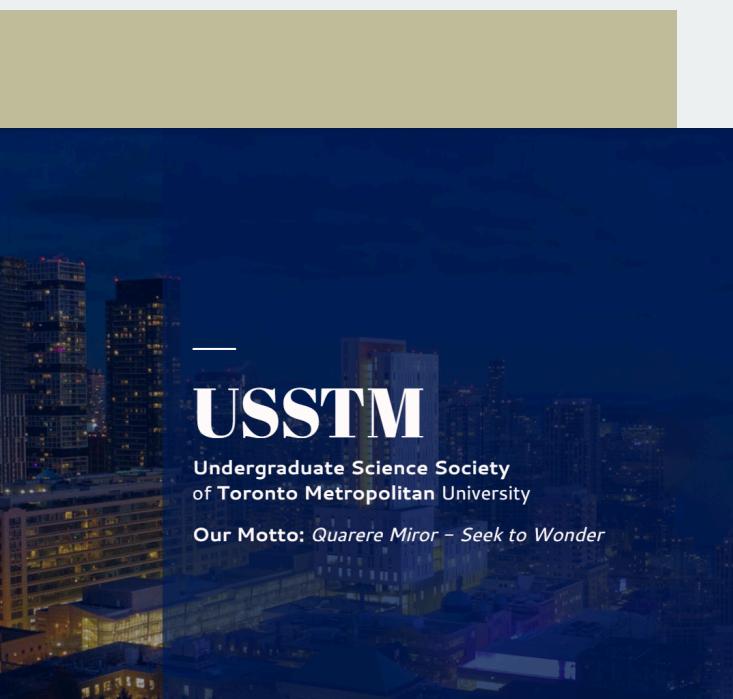




INTERNATION STUDENT HOUSING BOOKLET

BY: TAMARA BERIIA
2024

Welcome Message



USSTM
International Commissioner

Dear International and Domestic Students,

Just like you, when I first moved to Toronto, finding housing became one of the first and biggest challenges for me. Coming from Georgia, a country far from Canada, I had little to no understanding of my housing options beyond university dorms. Enduring the challenges of securing housing inspired me to create a comprehensive, updated, and convenient resource to explore housing options. I would also like to extend my gratitude to Maesah Rahman for her assistance in designing this document!

This document encapsulates knowledge I had acquired from individual research throughout the years, as well as the experiences of other people and some online resources. While this document aims to provide recent information on housing in Toronto, it is important to note that the content is based solely on personal experiences and observations. It is not intended to serve as legal advice or to replace professional guidance from a licensed real estate agent or legal advisor. Readers are encouraged to conduct their own research and seek professional assistance before making any housing-related decisions, as the accuracy and reliability of the information provided cannot be guaranteed.

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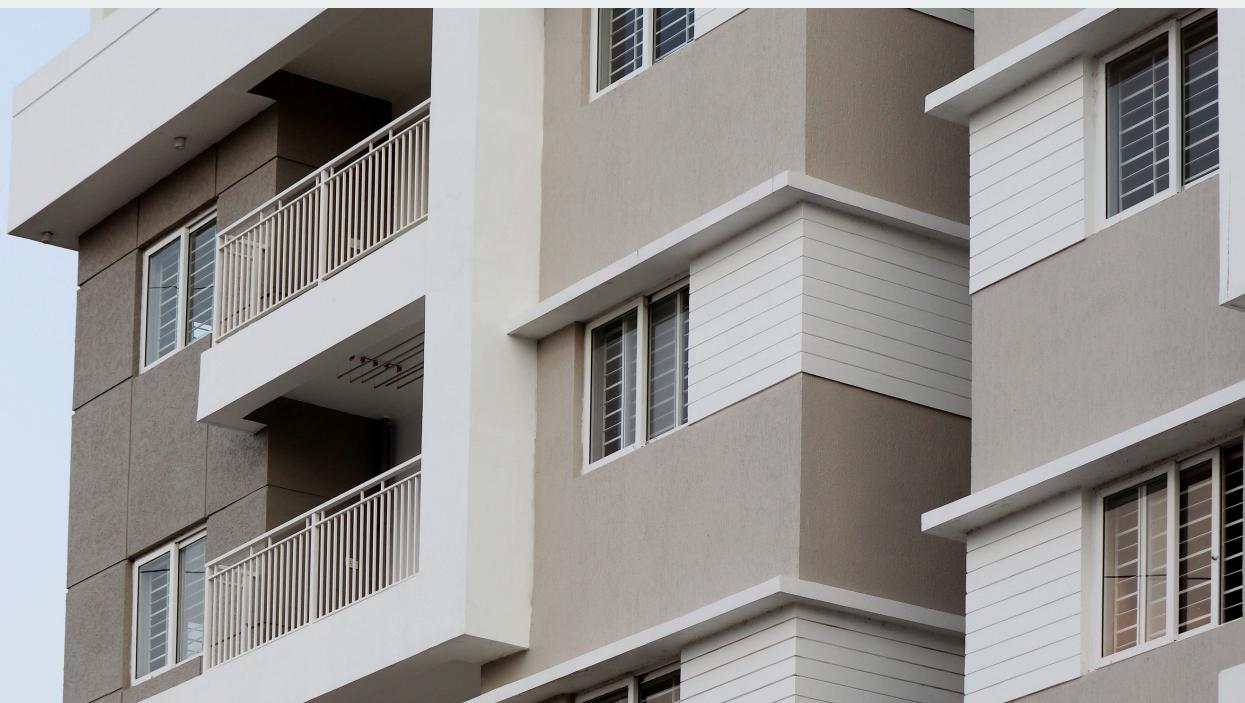
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Option 1 - TMU Residence

Available for all students to apply after they have received their university offer. The application instructions can be found [here](#).



01

Pitman Hall

Lorem Ipsum is simply dummy text of the printing and typesetting industry. Lorem Ipsum has been the industry's standard

Daphne Cockwell Complex

02



03

International Living/Learning Centre

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Option 2 - Independent Student Residences

This option is ideal for students who desire a residential experience similar to on-campus living but haven't secured accommodation within the university premises. These residences cater specifically to students, offering furnished spaces with utilities included.

1. HOEM on Jarvis - <https://www.hoem.ca/>

Distance from campus: 10-minute walk

Available room options: 2-bedroom, 3-bedroom, and 4-bedroom apartment

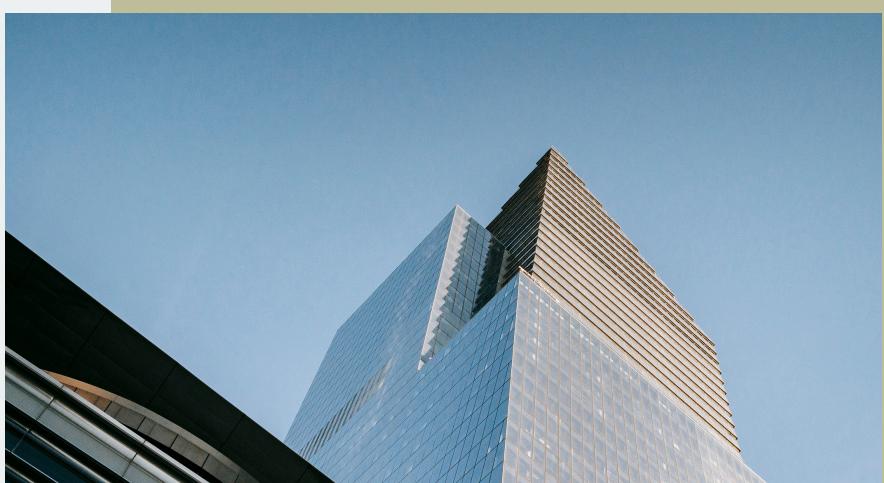
Living duration: 1 semester, 2 semesters, and 3-semester options (do not need to move out during the summer/winter breaks)

Google rating: 4.3 stars/5

Average price range (varies depending on room type): 1,600-3,000 CAD/month

Meal plan: not required/provided

Utilities: Included



Option 2 - Independent Student Residences

2. Parkside

Distance from campus: 9-minute walk

Available room options: Private room, 1-bedroom with two beds, 2-bedroom, and 4-bedroom apartment

Living duration: September - August (do not need to move out during the summer/winter breaks)

Google rating: 3.4 stars/5

Average price range (varies depending on room type):

Starting from 1,375 CAD

Meal plan: required, not included in the pricing

Utilities: Included

3. CampusOne

Distance from campus: 28-minute walk/18 minutes by TTC

Available room options: Private, 2-bedroom, 3-bedroom, 4-bedroom, and 5-bedroom apartment

Living duration: September - August

Google rating: 3.9 stars/5

Average price range (varies depending on room type):

~2,000+ CAD/month

Meal plan: required

Utilities: Included



Option 2 - Independent Student Residences

4. Avant

Distance from campus: 5-minute walk

Available room options: Private, 2-bedroom, 3-bedroom, and 4-bedroom

Living duration: September - August

Google rating: 4.4 stars/5

Average price range (varies depending on room type):
1,870-2,629 CAD/month

Meal plan: not required/offered

Utilities: Included

5. Neil Wycik

Distance from campus: 7-minute walk/18 minutes by TTC

Available room options: Single room with shared floor kitchen/bathroom

Living duration: Flexible

Google rating: 3.4 stars/5

Average price range (varies depending on room type):
500-800 CAD/month

Meal plan: not required/offered

Utilities: Included

Option 3 - Free Realtor Services

In Ontario, the landlord covers realtor services; therefore, tenants do not pay any service fees. Realtor services are often advertised through agencies but can also be found on websites such as Realtors.ca

As displayed on our school website (TMU), here is an example of the documents that may be necessary when applying.

There are two types of resources under this category:

1

Option 3.1 - Realtor-Governed Websites

2

Option 3.2 - Non-Realtor-Governed websites



Option 3 - Free Realtor Services

Realtor-Governed Websites

This option is ideal for those searching for apartments online under the supervision of real estate agents. Here, you can customize your search based on pricing, location, bedroom type, and access all available listings.

- Realtors.ca
- Condos.ca
- Housesigma.ca
- PadMapper.com
- Zumper.com
- Rentals.ca
- 4rent.ca
- Strata.ca
- Dwelly.ca
- Walkscore.com

Tip: Start looking as early as 30-60 days before your expected move-in date!

Option 3 - Free Realtor Services

Non-Realtor-Governed Websites

If you're looking to find roommates or connect directly with landlords, unofficial online platforms can be a valuable resource. These platforms often feature listings from individual landlords. However, it's important to exercise caution as these sites are not monitored by real estate agents, increasing the risk of encountering scams.

- Kijiji.com
- Facebook.com
 - Facebook hosts numerous private groups where individuals seek roommates or housing. Additionally, you have the option to create your own listings, enabling landlords to directly contact you.
- Viewit.ca
- Rentseeker.ca

4. Common Scam Scenarios

In Toronto, housing scams are unfortunately prevalent, especially on platforms like Kijiji. While not all online listings are deceptive, it's essential to approach them cautiously, especially if they seem too good to be true. We strongly advise inspecting each apartment in person before making any payments or signing a lease agreement.

Phantom Rentals: Scammers post fake rental listings for properties that don't exist or aren't available for rent. They may use photos and descriptions from legitimate listings to lure unsuspecting renters.

- **Solution:** Always verify the legitimacy of rental listings by conducting thorough research. Request to view the property in person before making any payments. Be wary of listings with unusually low rents or requests for upfront payments without viewing the property.

Wire Transfer Scams: Scammers posing as landlords or property managers request wire transfers or electronic payments for security deposits or rent before the renter has seen the property or signed a lease agreement.

- **Solution:** Avoid making any payments or providing personal information before viewing the property and signing a lease agreement. Use secure payment methods and ensure that you have a written lease agreement detailing all terms and conditions.

Identity Theft: Some scammers may use fake rental listings to collect personal information from potential renters, such as social security numbers or banking details, which can be used for identity theft.

- **Solution:** Be cautious when sharing personal information with landlords or property managers. Verify their identity and legitimacy before providing any sensitive information. Only share personal details after confirming the authenticity of the rental opportunity.

Sublet Scams: Scammers sublet properties without the knowledge or consent of the actual landlord, often collecting deposits or rent from unsuspecting subtenants before disappearing.

- **Solution:** If subletting, ensure that you have written permission from the landlord or property owner. Verify the legitimacy of the sublessor and the terms of the sublease agreement. Avoid subletting from individuals who refuse to provide documentation or meet in person.

Bait-and-Switch: Scammers may advertise a desirable rental property at an attractive price but then attempt to upsell or switch to a different, less desirable property once the renter shows interest.

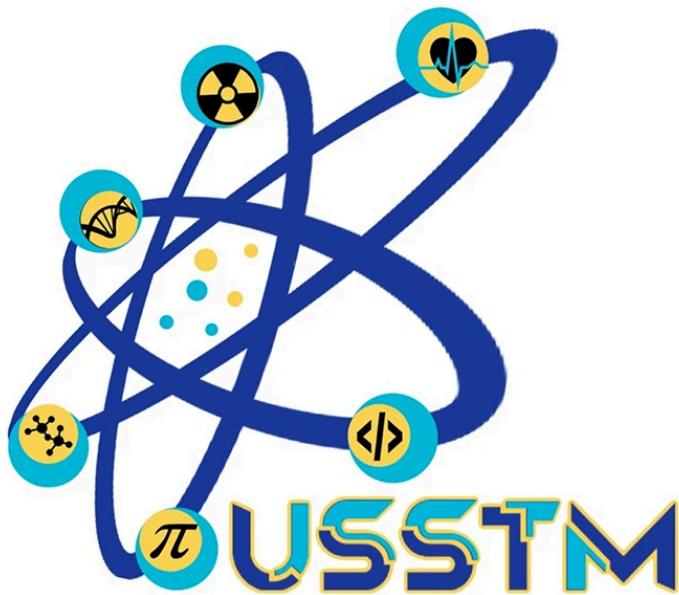
- **Solution:** Insist on viewing the exact unit advertised in the listing before committing to anything. Be wary of any attempts to change the terms or conditions of the rental agreement after initial contact. Get all agreements in writing to avoid misunderstandings.

5. Closing Remarks

Thank you!

Thanks a ton for tuning in! Good luck on your house hunt in Toronto! Dive into more housing tips in this nifty document from Toronto Metropolitan University: <https://docs.google.com/document/d/1ZcaNazTi2SMY0U7gEiqfS3il7j1OVbiElWG4vWK5LaY/edit#heading=h.4qycruvno3l6>

Happy exploring!



Feel free to email questions and suggestions through our website <https://www.usstm.ca/>