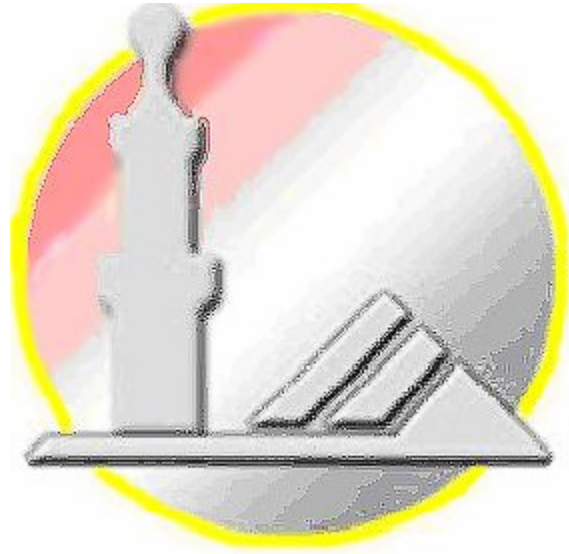


EGYPTIAN STUDENT ASSOCIATION
IN NORTH AMERICA (ESANA)

إتحاد الدارسين المصريين بأمریکا الشمالية



Housing

Your Pre-Departure Guide to Canada

2007



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Housing

1. Temporary housing

Once you have arrived in Canada, each university have housing service is available to advise you about your finding a suitable place to live.

Since temporary housing is hard to find, we strongly recommend you arrange this issue before coming to Canada. It is suggested that you reserve a room in a Bed and breakfast or youth hostel for at least 7 days while you look for permanent accommodations.

If you decide not to make these arrangements before you leave home, it is recommended that you secure a temporary accommodations before you leave the airport or bus/train station.

2. Permanent housing

Your university housing service publishes online or in his office on the campus lists of privately owned apartments, roommates wanted and rooms to rent in private homes throughout your city. The on-line listings are usually updated frequently.

Access of these lists could be available with your university-ID. Your university web site could also contains information on renting in your city and laws of renting on your province as well as other useful links.

Phones, computers and friendly advice are available in the office to assist you with your housing research.

REMEMBER

Off campus, housing should not be held or rented by anyone on your behalf.

You should inspect the accommodation in person because only you can determine its suitability.

Estimated lodging costs per month

Rents in your city vary greatly depending on the condition and location of the building. Lodging close to the campus can be expensive and difficult to find

1. Shared housing

\$350-\$550 (Lodging in which the kitchen and/or bathroom are shared with other tenants.)

2. Independent housing

Apartments or flats (with private kitchen and bathroom)

- Bachelor/studio or alcove apartment \$400 - \$750
- 1 bedroom apartment \$500 - \$650
- 2 bedroom apartment \$600 - \$1,500
- 3 bedroom apartment or larger \$700 and up

Depending on location, size and accommodations, and all these prices are in Canadian dollars.



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TIPS for Housing

Are you moving in?

1. Rent Increases

A property owner can legally increase the rent once every 12 months. Written notice must be giving to the tenant 3 months before a rent increase and must show:

- The current rent
- The amount of the increase, in dollars and as a percentage
- The effective date of the increase
- Your right to disagree with the
- Amount

2. Privacy

A property owner may enter your unit without notice:

- If there is an emergency (Fire/water)
- If the tenant agrees at the time to show the unit to potential renters after a tenant has given notice that they are moving out
- To inspect the unit on the day the tenant is moving out

3. Safety

- All units must have smoke alarms
- property owner must keep smoke alarms in good working condition

4. Security

- Keep your door locked and do not give out your key or entrance code.
- Know whom you are buzzing into the building before you allow them in.
- Make sure your doors, windows and
- Locks are in good condition.

5. Repairs and Maintenance

- You must notify the property owner in Writing about necessary repairs.
- You are responsible for repairing damage made by you or your guests.

6. Rights and Responsibilities

- Know your rights and responsibilities before you take action.
 - Understand that what you think is fair, may not be how the law works.
 - Remember to have written material to support your case.
 - Work together and communicate with:
 - your property owner
 - other tenants
 - tenants' associations
 - the Residential Tenancies branch
- About problems, you may have.



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Are you moving out?

1. Notice

Find out how much notice you must give the property owner before you move out.

2. Return of Security Deposit

A security deposit must be returned within 14 days of the end of tenancy. If you:

- Do not pay the rent
- Leave without notice
- Damage the unit

You will not get your security deposit back.

Are you looking for a Place?

1. Does the rent include:

- Gas?
- Hydro?
- Cable?
- Water?
- Parking?

2. Think about:

- Safety?
- Comfort?
- Parking?
- Size?
- Extra storage?
- Laundry Facilities?
- Stores, bus stops, and schools?

3. What are the rules about:

- Pets?
- Overnight visitors?
- Visitor Parking?
- Garbage/Recycling?
- Smoking?

Found a Place?

You are a tenant if you rent. As a tenant, you and the property owner must have a Tenancy Agreement (Bail).

A Tenancy Agreement:

- Is a contract between a property owner and tenant
- Can be written, oral or implied
- Defines the terms of the rental agreement
- Details what is included in the rent
- States when the tenancy will begin and end



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-
- Should be signed by both the property owner and the tenant if it is in writing
Understand the agreement you are entering.
Ask for a copy of any document you sign.

REMEMBER

1. Condition Report:

Details the condition of the unit before you move in is not required by law, unless either the property owner or tenant asks for one should be signed by both property owner and tenant

A condition report can help you get your security deposit back when you are ready to move out.

2. Photos:

Photos can show that something needs repair, and prove the unit's condition when you move in or out. Write the date and address on the back of the photos, and have a witness sign them.

3. Security Deposit:

A security deposit can legally be only half a month's rent.

4. Receipts:

Property owner must give a written receipt if you pay in cash. Be sure that the receipt shows the:

- Amount paid
- Date received
- Address of the unit

Keep receipts and other documents in a safe place.
You might need them one day.

Consider forming a tenants' association in your community to represent your rights

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