

Starting your Accommodation Search in Canada

Are you looking to rent off-campus? Is renting a place on your own new to you? How do you find the **best** place to live? If you decide to seek accommodation off-campus, here are some helpful tips that you should consider when making your decision and looking for your own accommodation in the local area.

Please note: It can take up to several weeks to find the right place to live. If you are arriving to your campus without somewhere to live, please look at temporary hotel/motel options.

Starting your Search- Finding the best place for you.

Everyone has a different idea of what the best place means for them. Below are some important things to consider when beginning your search.

Signing a Lease- In most rental units a *Standard Lease* is required. The lease creates a contract between the landlord and tenant(you). It is also called a residential tenancy agreement. A lease is a legally binding contract. Before signing a lease, be sure that you understand that terms and conditions of your contract, including duration of the lease.

We recommend signing a lease in a safe and comfortable home. The lease is designed to ensure basic living amenities are provided to the tenant, and protects both tenant and landlords rights.

You can find out more about renting laws and rules in Ontario here: [Guide to Ontario's standard lease.](#)

(Also available in 21 different languages)

For frequently asked questions about tenant rights and responsibilities visit the [Landlord & Tenant Board](#) webpage.

Accommodation Budget – Remember there are additional utilities that need to be paid for in addition to your rent like electricity, heat, water, gas, internet, cable. You will need to ask the property owner (landlord) if the property is All Inclusive (all costs included), or there are additional fees. This would be included in the lease.

Additional Expenses- Furniture. Many apartments in Canada come unfurnished, so please be prepared to buy your own furniture and necessities, including mattresses, couches, dishes, lighting, and anything else you may require.

Location- Proximity to campus – can you walk or cycle – or must you rely on public transportation? If public transport, check the peak vs. off peak hours, frequency, etc. Look at the proximity of the bus stop to your home and number of transfers required to get to the college campus.

- Is the house/apartment close to grocery stores, laundromats, or other facilities?
- Is the street/ neighbor well lit and in a safe area? If you are unsure about the area, seek assistance from your SSF, or International Student Advisor.

Before You Sign a Lease or Housing Contract:

Look at the apartment and ask yourself: “Is this a place I would like to call home for the next 8-12 months?”

Here are some questions you should ask your landlord, and potential future roommates:

- How much do utilities cost?
- Is there laundry available?
- What are the roommates like? You want to make sure you share a similar lifestyle, or at least can be respectful towards others living preferences.
- Is there a cleaning schedule? How is garbage and recycling taken out? What day?
- Do the appliances work? Try them!
- Is there enough privacy? A lock on your door? Who has access to keys?
- Is the accommodation furnished?
- Is it close to the grocery store and all amenities?
- Can you easily access transportation to school?
- Is the neighborhood well lit and safe?
- Kitchen/laundry privileges- are there any rules around this?
- Visitor restrictions?
- What is the noise level?
- Is there storage in the building?
- Is the dwelling clean? Pest free? Is the landlord cleaning/painting the dwelling before you move in? Will you be permitted to paint and will you be compensated for any expense?

Students living off-campus are responsible for securing a space that meets their individual needs, and understanding the terms of any lease or contract that they enter into.

- Be sure that you understand the terms and conditions of your lease.
 - You may not be able to get out of a six-month or one-year lease easily if you decide you do not like the place or if you are leaving at the end of the semester.

Here are some websites that list available housing options:

Kingston

[Home Base Housing](#)

[Kijiji](#)

[Kingston- Craigslist](#)

[Queen's Housing Listing Service](#)

Property Management Companies:

- [BPE Developments](#)
- [CJM Property Management Ltd.](#)
- [Clermont Property Management](#)
- [Frontenac Property Management](#)
- [Heron Management](#)
- [Homestead Landholdings](#)
- [Keystone Property Management](#)
- [Kincore Holdings Limited](#)
- [Osgoode Properties](#)
- [Panadew Property Management](#)
- [Patry Inc. Developments](#)
- [Princess Towers](#)
- [Skyline Living](#)
- [Smoke-Free Housing Ontario](#)
- [Springer Group of Companies](#)

It is recommended to always view the accommodation in person before signing a lease or sending any money to the landlord.

Cornwall:

Here are some sites that list available housing options:

<https://www.kijiji.ca/b-room-rental-roommate/cornwall-on/c3611700133>
<https://www.kijiji.ca/b-apartments-condos/cornwall-on/c3711700133>
<https://www.rentboard.ca/rentals/index.aspx?s0=1&s18=409&s19=5>
<https://search4studenthousing.com/>
<https://www.places4students.com/>

Property Management companies:

- [A Plus Management](#)
- [Ace Property Management](#)
- [Coleman Capital Partners](#)
- [Cornwall Property Management](#)
- [Next Level Property Management](#)
- [RPM Rental Property Management](#)
- [Silver Door Property Management](#)

Here are some sites that list available housing options:

Brockville:

www.kijiji.ca
<https://kingston.craigslist.ca>
<https://www.zoeken.ca/rent/apartment/brockville+on/all/>

Property Management Companies

- [Brock-King Properties](#)
- [Eastern Ontario Property Management Group](#)
- [Gold Key Management Corporation](#)
- [RealStar](#)
- [River City Property Management](#)
- [Skyview Management Ltd.](#)

There are lots of resources available to help guide you during your housing search:

- [Housing in Canada](#)

Kingston:

- [City of Kingston: Newcomer Information.](#)

- [Utilities Kingston](#) – (613-546-0000) can provide information on average utility costs for any City address – you just need to call and ask!
- [City of Kingston- Property Standards Bylaws](#)
- [Kingston Garbage & Recycling Information](#)
- [Kingston Transit & Bus Service](#) – see how long it takes you to get to your new home.

Cornwall:

- [City of Cornwall](#)
- [Utilities in Cornwall](#)- Call and ask information on average utility costs for any City address – you just need to call and ask!
- [Cornwall Property Standards](#)
- [Cornwall Garbage & Recycling Information](#)
- [Cornwall Transit](#)

Brockville:

- [City of Brockville Water and Sewage](#)
- [City of Brockville](#)
- [Brockville Garbage & Recycling Information](#)
- [Brockville Transit & Bus Service](#)

Emergencies: Fire, police

Fire: for emergencies call 911 It should be noted that residents living in the **382 and 387 telephone exchanges** must dial 531-9911 to reach 911 service.

For Fire Prevention inquiries call 548-4001 ext. 5100

[Kingston Police Force](#): for emergencies and crimes in progress call 911

For general and non-urgent inquires call 613 – 549-4660

Cornwall:

Fire: for emergencies call 911

Cornwall Fire Services – [Fire prevention](#)

[Cornwall Community Police Service](#): for emergencies and crimes in progress call 911

For general and non-urgent inquiries call 613-932-2110

Emergencies: Fire, police

Fire: for emergencies call 911

For Fire Prevention inquiries call 548-4001 ext. 5100

Brockville Police Force: for emergencies and crimes in progress call 911

For general and non-urgent inquiries call 613 – 342-0127

Ontario Regional Poison Centre 1-800 – 267-1373

If you require assistance with your housing search, please contact our New Student Arrivals team. We look forward to welcoming you on campus.

Contact us at: newstudentarrivals@sl.on.ca

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