

# Student Housing Guide

 A guide to help you find the right accommodation.



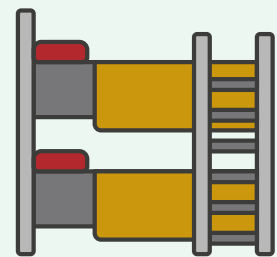
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Please note that the information provided in the 'Being A Good Neighbour' guide is for general information purposes only and does not constitute legal or professional advice. It is highly recommended that you conduct your own research and seek legal advice and/or support from the appropriate resources described throughout this guide.

# Deciding Where To Live



- **Decide where you want to live:**
  - Do you plan to live On or Off-campus
- **Establish how much you can afford.**
  - Set a monthly budget.
- **Make sure you know what the rent includes**
  - Inquire about rent inclusions and exclusions – Utilities, parking space, availability of a furnished kitchen, access to a storage locker or shed, furniture, etc.
- **Use various search methods to find your new home**
  - You can explore sites like ViewIt and Condos.ca to get an idea of the rent in different neighbourhoods.
  - To find better deals, use sites/apps like Craigslist, Kijiji, Zumper, and Padmapper.
- **Always inspect an apartment before committing.**
  - It is encouraged to take photos of the place before moving in.
- **Know your rights and responsibilities as a tenant**



## On-Campus Housing

Whether living in our dormitories or in our townhouses, all of Algoma University's residence options feature a private, single room. A single room provides you with the best learning and study environment, with countless opportunities to get involved or hang out with fellow residents. Our accessible residences are centrally located on our campus and are within a two-minute walk to classes, computer labs, the George Leach Centre, the Speakeasy, cafeteria, and major transit route

### Please Note That Algoma University Only Offers On-Campus Residence At The Sault Ste. Maire Campus.

- **Algoma Dormitory**
  - The Algoma Dormitory opened its doors in September of 2012 and is a large, clean, secure 96-bed student residence.
  - Algoma Dormitory provides a comfortable, safe, and convenient on-campus residence for first-year, direct-from-high school students.
  - A meal plan is required.
- **Spirit Village Dormitory**
  - The Spirit Village Dormitory provides a comfortable, safe, and convenient on-campus residence for Canadian and international students.
  - The Spirit Village Dormitory is a large, clean, secure 45-bed student residence
  - Students can enjoy access to a shared kitchen space, allowing them to prepare their own meals.
  - A meal plan is required.
- **The Spirit Village Townhouses**
  - The Spirit Village Townhouses provide convenient and affordable on-campus housing for Algoma University students.
  - Each unit contains five private bedrooms, two bathrooms, a common living room, and a kitchen.

Scan the QR code to visit our "**Residence Life**" page, where you can learn more about our on-campus housing



**Rose Linklater**  
Coordinator of Housing  
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# How To Find A Home To Rent



- **Step 1: Search on your own through various online and offline methods:**

- You can explore sites like ViewIt and Condos.ca to get an idea of the rent in different neighbourhoods.
- To find better deals, use sites/apps like Craigslist, Kijiji, Facebook Marketplace, Zumper, and Padmapper.



- **Step 2: Identify the neighbourhood**

- Identify the neighbourhood where you would like to live.
- Some factors that you should consider while researching neighbourhoods are:
  - Walk and transit scores, Proximity to campus, Grocery stores
  - Transportation, Shopping malls, Crime rates and Noise levels



- **Step 3: Decide the type of accommodation**

- Apartment
- Condo
- Rooming House
- House



- **Step 4: Look for listings that meet your criteria**

- As you look for suitable accommodation, use filters online to narrow the options or if using a realtor, be sure to convey your preferences.



- **Step 5: Prepare essential documents**

- To be able to rent a place, you will have to provide certain documents to prove that you can pay the rent on time and can afford the space.
- Landlords may ask for:
  - Employment letter with your salary details
  - Credit report
  - References (from friends, family or previous landlords in Canada)
  - Bank statements



- **Step 6: Sign the lease agreement**

- A lease is a document that summarizes your relationship with the landlord. It outlines the rent you'll pay and mentions the dates of your lease, along with other rules (about things like pets and smoking), what happens at the end of your lease, etc.



- **Step 7: Set up the transfer of any utilities**

- Before you move into your new place, some utilities like hydro and electricity may need to be transferred to your name from the past tenants or the landlord.



- **Step 8: Move in**

- Once you've signed the lease, received the keys, and transferred the utilities, it's time to move in! Check with your landlord and/or building management for any additional paperwork you may have to fill out after moving in.

# Renting In Ontario and Signing Your Lease



Signing a lease agreement is crucial when renting a property in Ontario. Verbal agreements are not recommended, as they can't document the terms and conditions of your tenancy, leading to disputes between the landlord and the tenant.

A written agreement, on the other hand, outlines all the details agreed upon and protects the rights of both parties.

If you're renting a self-contained unit, your landlord must use the Standard Lease Form, which is a written agreement that sets out the terms and conditions of the tenancy. This form is designed to protect renters, and it's important that you understand it.

When leasing a property, keep in mind that the only legal deposits are the final month's rent and a reasonable key deposit.

Your lease should be written in plain language and include essential details such as

- Your Rent Amount
- Due date
- Things included in your rent.
- If you're paying cash, always ask for rent receipts.

**As a tenant in Ontario, it's important to be aware of your rights and responsibilities to avoid disputes with your landlord.**

## Rent Increase

In terms of rent increases, it's worth noting that in most cases, the increase in your rent can't be more than what is specified in the rent increase guidelines for every year.

If you need more information about rent increase guidelines and how they are calculated, [click here](#)

## Dealing With Eviction In Ontario

If you face eviction, your landlord can only evict you in specific situations and must provide you written notice using the proper form provided by the Landlord and Tenant Board.

The form must indicate the reason for eviction. However, even if you receive written notice, you don't have to move out. Your landlord must first apply for and receive an eviction order from the Landlord and Tenant Board. You have the right to go to a hearing and explain why you should not be evicted.

If you feel that you have been wrongfully evicted or subjected to rent increases that violate the rent increase guidelines, you can seek help from the [Landlord and Tenant Board \(LTB\)](#). LTB helps to resolve disputes between landlords and tenants, and you can apply with them. You can contact the LTB by mail, email, in person, or by phone at their toll-free number from Monday to Friday between 8:30 a.m. to 5:00 p.m.

For more information about how to contact the Landlord Tenant Board, you can [click here](#).

# The Benefits of Living Off-Campus



Living off campus can offer several benefits to you as a University student.

First and foremost, it provides more independence and freedom than living in a dormitory. Students who live off-campus have more control over their living environment, can set their schedules, and can enjoy privacy that may not be available when living on campus.

Additionally, living off-campus can be more cost-effective than staying in a dormitory. Renting an apartment or sharing a house with roommates can be less expensive than paying for a dorm room, especially in areas with a high cost of living. Such as the GTA.

Living off campus also allows students to experience life in the surrounding community, which can be a valuable part of the college experience.

Finally, living off campus can be a good option for students who have families or who need to work part-time while attending school. Overall, living off campus can provide more flexibility, freedom, and cost savings for college students.



## Places4Students

Places4Students.com is the proven Off-Campus Housing Listings Resource for over 190 college and university campuses throughout North America. This established listing service has been operational since 2003.

### Benefits For Students

- User-friendly rental property database.
- Look for roommates with similar interests.
- All services are FREE for students to use!



## Canada Homestay Network

CHN is a trusted homestay provider here in the GTA. When you choose a homestay with CHN, you become part of the family you live with. Hosts are committed to including their students in meaningful family time.

### Benefits For Students

- Hosts are carefully screened.
- Efficient and detailed intake process.
- CHN provides 24/7/365 first-language support.



# Maintaining The Appearance of Your Property



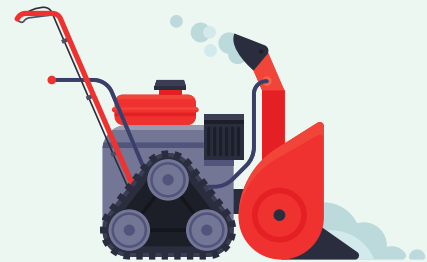
Being a responsible and respected member of your community requires you to have the confidence to maintain the appearance of your home. By taking pride in the visuals of your home, you create a positive impression for yourself and those around you.

As a Good Neighbour, there are several simple things you can do to keep the exterior of your home tidy and welcoming.

- Ensure that you retrieve your garbage and recycling bins from the curb after waste collection and store them properly.
- Keep your lawn free of any litter or flyers that may have blown away and monitor it regularly to ensure there are no overgrown weeds or grass.
- To be confident in maintaining your property, review your lease agreement and speak with your landlord to clarify what your maintenance responsibilities are.
  - Shovelling snow and mowing the lawn are just a few examples of what you may be responsible for.

By taking ownership of these tasks, you're demonstrating your commitment to maintaining your property and contributing to the overall appearance of the community. Remember, confidence is key when it comes to being a Good Neighbour. Take pride in your home and community by maintaining its appearance and setting an example for others to follow.

# Maintaining Your Property During Winter



Did you know that shovelling the sidewalk in front of your home after a snowfall is a must? Depending on where you live, there might be certain timings and deadlines that you have to follow.

Remember, it is really important not to shovel snow onto the road, as it poses a safety hazard to passing cars. While it is mandatory to shovel your driveway, being a Good Neighbour and helping out your neighbour if they need a hand is just the right thing to do!

Ontario experiences heavy snowfalls in winter, and navigating snowy sidewalks can be challenging. But don't worry, shoveling your sidewalks not only ensures the safety of your community but also helps you stay compliant with the regulations. So, gear up and get shovelling!

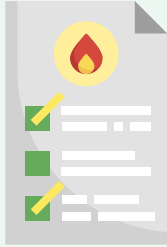
If you are looking for more information on shovelling rules and timings specific to your city, check out these links below:

[Sault Ste. Marie](#) >

[Brampton](#) >

[Mississauga](#) >

# Fire Safety In Your Community



## Fire Safety Resources

[Sault Ste. Marie](#) >

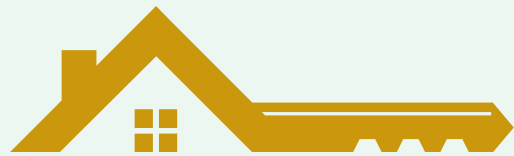
[Brampton](#) >

[Mississauga](#) >

No matter where you live, safety should be a top priority, and there are a few positive actions you can take to create a safer community.

- Your landlord is required to provide you with a functioning smoke and carbon monoxide (CO) alarm.
  - It is recommended to test both alarms once a month.
  - **Never remove the batteries or disable your alarms!**
- Remember to stay in the kitchen while cooking to avoid unnecessary fires.
- Never tamper with electrical wiring or overload outlets, and unplug heat-producing appliances when not in use, like a space heater or curling iron.
- Never leave a candle unattended, and always blow it out when leaving the room or going to sleep.
- If you have a fire extinguisher, make sure you know where it is located.
  - **Only attempt to extinguish a small fire if it is safe.**

# Personal Safety In Your Community



Ensuring safety in your home is crucial, and there are various steps you can take to make your home a safer place for yourself and your family.

Start by ensuring that all entrances are locked, and the windows and doors close securely. It is recommended that you have sturdy doors and working locks for added security.

Next, be vigilant. Do not open the door to strangers and always ask them who they are and why they are there. If you are going away, avoid posting any information on social media that may reveal that your home will be empty. Consider using timed light switches to give the impression that someone is home.

Protect yourself from scams by not sharing your personal information with anyone. If someone is trying to pressure you into making

a quick decision or offers you something that seems too good to be true, pause before taking any action. Do your research by calling the number back or reviewing the Scams Document for more tips.

Finally, stay aware of your surroundings while walking and avoid using your phone or wearing earphones when crossing the street. Stick to well-lit and busy streets and avoid taking shortcuts through dark and secluded areas.

For further information on personal safety, check out the resources provided by [Sault Ste. Marie Police](#) and [Peel Police](#).

Remember that taking these steps can give you greater peace of mind and a safer home.



# Waste Collection In Your Neighborhood

Respecting the environment and the cleanliness of a neighbourhood is an essential value of a Good Neighbour and that starts with waste collection.



## Unsure about the waste collection day

If you are unsure about the waste collection day or where a particular item goes, you can check out the Waste Collection Schedule and Waste Sorting Guide for your region.

It is important to properly sort and dispose of waste to reduce the impact on the environment and maintain a clean and healthy community.

For residents of Sault Ste. Marie, Brampton and Mississauga, garbage and recycling services are managed by the Region of Peel. Make sure to follow the guidelines provided by your local waste management authority to ensure proper and responsible waste disposal.

[Sault Ste. Marie](#) >

[Brampton](#) >

[Mississauga](#) >

As a responsible resident, it is important to dispose of your waste properly.

- Your landlord should provide you with appropriate containers for garbage and recycling items.
- It is also important to remember to put your waste out by 7 a.m. and make sure the bins are not overflowing.
- Once the waste has been collected, remember to collect your bins and pick up any items that may have blown away.
- If you're moving, there are special rules for disposing of large items such as a mattress or a couch.
- If you live in a high-rise building and have any waste-related queries, please speak to your property manager for more details.

# Being A Considerate Neighbor

It's crucial to keep in mind that being considerate of your neighbours is vital, and you can achieve this by avoiding making disturbances as you go about your daily routines.

**When it comes to noise, remember, if it's loud enough to disrupt your neighbours, it's too loud!**

- Therefore, take care not to rev your car engine or speak too loudly outside, especially during early mornings and late nights when people are trying to sleep.
- Also, pay attention to the volume of your music as it might be causing discomfort to your fellow tenants, or your neighbours might be trying to relax.
- Regardless of whether you or your guests are hanging out in the driveway or backyard with a few people, make an effort to keep the noise to a minimum, ensuring you don't disturb your neighbours.

## Do's and Don'ts When Having People Over

As a student, you may wish to host a party or gathering, but it's crucial to be considerate of your community while still enjoying yourself.

- One way to do this is by monitoring the noise level. Regardless of the size of your party or the time of day, loud noises may disturb your neighbours, so it's essential to keep the volume to a minimum.
- To avoid any issues, it's advisable to inform your neighbours in advance of your plans and address any questions or concerns they may have. It's also essential to ask your guests to be respectful and stay off your neighbour's property.
- If you're unsure about parking arrangements, please refer to the parking section of our guide.
- Lastly, be mindful of litter and garbage, and make sure to clean up the exterior of your home afterwards.

Taking these steps will enable you to have a good time while being a considerate member of your community.



# Resource Lists

Emergency Helpline	<a href="#">Call 911</a>
Local Police Services	<a href="#">Sault Ste. Marie</a> <a href="#">Brampton</a> <a href="#">Mississauga</a>
Local Fire Services	<a href="#">Sault Ste. Marie</a> <a href="#">Brampton</a> <a href="#">Mississauga</a>
City By-Laws	<a href="#">Sault Ste. Marie</a> <a href="#">Brampton</a> <a href="#">Mississauga</a>
Waste Management Services	<a href="#">Sault Ste. Marie</a> <a href="#">Brampton</a> <a href="#">Mississauga</a>
Transit Services	<a href="#">Sault Ste. Marie</a> <a href="#">Brampton</a> <a href="#">Mi-Way</a> <a href="#">Go-Transit</a> <a href="#">Presto</a>
Health Insurance	<a href="#">UHIP</a> <a href="#">StudentVIP</a>



## Have Questions?

Feel free to email us at [student.life@algonau.ca](mailto:student.life@algonau.ca)