



Finding a Temporary Place to Stay

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Finding a Temporary Place to Stay

If you arrive in London and don't immediately have a place to stay, the International and Exchange Student Centre has a "Welcome Team" of volunteers, during the first week of September, who will make every attempt to help you locate a temporary place for you to stay. This will probably mean that you will stay at a reasonably priced "Bed and Breakfast" home or in a hotel for a few days. As soon as you are settled temporarily, our volunteers can help guide you in looking for permanent housing.

Bed and Breakfast homes are similar to a hotel; they charge a per night rate and provide a full breakfast for you in the morning. Here is a list of Bed and Breakfast homes that are close to the University and reasonably priced (prices may have changed from the date of publication):

NOTE: Prices are listed in Canadian dollars. Prices listed are from the date of publication and may change without notice.

- 1. A Shepherd's Nook B&B**
454 Castlegrove Boulevard
(and Sarnia Road)
519-473-2331
Approximately \$50-100/night
<http://www.londontourism.ca/places-to-stay/bed-and-breakfast/a-shepherds-nook-bb>
- 2. ACBB - All Canadian Backpackers B&B:**
190 Wellington Street
(North of Grey Street)
519-520-2994
Approximately \$25-30/night
<http://www.questhouselondon.ca>
- 3. Dorita's Place**
(family name: Anderson):
28 Metamora Crescent
(and Lawson Road)
519-472-6083
Approximately \$55-65/night

- 4. Field House Services**
(family name: Duffield)
30 Heathcote Avenue
(and Sarnia Road)
519-471-4335
Approximately \$70-80/night
<http://www.bbcanada.com/fieldhouse>
- 5. Guest House on the Mount**
1486 Richmond St - Ignatia Hall
519-641-8100
Approximately \$49-99/night
<http://www.guesthouseonthemount.ca>
- 6. Linda's B&B** (family name: Biddle):
32 Tallwood Road
(and Windermere Road)
519-432-5158
Approximately \$45-85/night (not including breakfast)
<http://www.bbcanada.com/8631.htm>

During the summer, there is on campus accommodation at Elgin Hall (519-661-3476; <http://www.stayatwestern.ca>), which is open from May 7th to August 20th, 2011. The cost is \$48 per night or \$62 with a continental breakfast. Family/Group rates as well as weekly and monthly rates are available as well.

For a complete listing of all the Bed & Breakfasts, Motels & Hotels in London, please visit the following websites:

- <http://www.londontourism.ca/Places-To-Stay>
- http://www.bbcanada.com/ontario/southwestern_ontario/london

Finding Permanent Accommodation

Living On-Campus

Undergraduate On-Campus Residences

Division of Housing and Ancillary Services

Elgin Hall, Room 102

Telephone: 519-661-3547

E-mail: housing@uwo.ca

Website:

<http://www.residenceatwestern.ca>

If you are a single high school student without children and receive an offer of full-time, first-year admission from the University of Western Ontario's main campus by mid-May, Housing Services will hold a place of residence provided that you respond to the residence offer by your assigned due date.

Western offers both traditional (dormitory)-style and suite-style residences. For a description, pictures and floor plans of the different residences, make sure to visit their website!

In a traditional-style residence, students live in double rooms and share common washrooms with members of their floor community. The roommate pairing process considers lifestyle and personal preferences. Although there are some single rooms available in the traditional-style residences, most first-year students are placed in double rooms.

In a suite-style residence, which is slightly more expensive, students have their own bedroom and share cooking facilities, a bathroom, and a common area with two or three other students. Students look after more of their own domestic responsibilities (e.g., cooking, groceries) and have the option of cooking some of their own meals.

Students will be offered occupancy from September 4th or 5th to **24 hours following your last examination in December**, and from the first day of classes in January to **24 hours following your last examination in April**.

NOTE: The residences will be **CLOSED** over the Winter Break period (from December 22nd, 2011 to January 8th, 2012). If you will be remaining in London over the Christmas holidays and need assistance with accommodation arrangements, contact the International and Exchange Student Centre.

NOTE: As a first year student, if you have not received confirmation of a room/apartment in one of the on-campus residences, it is extremely unlikely that you will be admitted into residence in September, and you are advised to look immediately for off-campus housing.

Arriving Early

If you will be staying in an on-campus residence, do not plan to arrive before your scheduled move-in day. Only under some circumstances (i.e., you are an international student and could not make alternate travel arrangements) will the residences allow you to move in before your scheduled move-in day. Should you need to move in early, you will need to submit an online request for permission to do so to Residence Admissions by August 15th, 2011. There will be an additional \$50 charge for each extra day of accommodation.

To submit an online early arrival request, please visit: <http://www.residenceatwestern.ca/international.cfm>.

Residences at the Affiliated Colleges

If you are a student at one of the affiliated colleges (Brescia, Huron, or King's University Colleges), you can apply to stay in one of their residences. While students at the affiliated colleges have first priority in staying in one of their residences, main campus students may also apply to live in one of the residences, given that rooms are still available. For further information please contact the colleges directly.

Undergraduate and Graduate On-Campus Apartments

One- and two-bedroom unfurnished apartments are available to graduate students or 3rd and 4th year undergraduate students registered at Western as full-time students (Brescia, Huron, and King's University College students are not eligible). Applications are available online and should be submitted at least 90 days before the month in which you are interested in moving in. Acceptance is based on a monthly computer generated lottery system. You will be required to sign a one-year lease and you (and your roommate) will be responsible for rent and the general upkeep of the apartment.

For more information contact:

Glenmore Complex Rental Office

Bayfield Hall, Room 105

291 Windermere Rd.

Telephone: 519-661-3250

E-mail:

glenmore.apartments.complex@uwo.ca

Website: <http://www.has.uwo.ca/housing/glenmore>

Married Students and Family Accommodation

One- and two-bedroom apartments and two- and three-bedroom townhouses are available to married couples and families. Applications are accepted throughout the year. You should apply early as there is usually a waiting list of applicants.

For more information contact:

Platt's Lane Estates

536 Platt's Lane

Telephone: 519-679-4561

E-mail: platts.lane.estates@uwo.ca

Website: <http://www.has.uwo.ca/housing/plattslane>

Finding Permanent Accommodation

Living Off-Campus

Off-Campus Housing

Western's Off-Campus Housing Service

Elgin Hall, Room 102

Telephone: 519-661-3550

E-mail: off-campus.housing@uwo.ca

Website: <http://www.has.uwo.ca/housing/offcampus>

This service provides off-campus housing listings, useful resources and functions on a self-serve basis.

Off-campus housing is readily available in London. If you plan on living off-campus, it is best to arrive at least one week before classes to arrange for housing. Don't forget to reserve temporary accommodation in advance, to ensure that you will have a place to stay while you are searching for housing. Remember to budget for the added cost of staying in temporary accommodation.

To find a place to live in London, you can look at the rental listings below, talk to other students, or walk around the neighborhood and look for "For Rent" signs.

- **Off-Campus Housing Service:** http://www.has.uwo.ca/housing/offcampus/och_app/
- **Gazette:** <http://www.gazette.uwo.ca>
- **Western News:** <http://communications.uwo.ca/com>, (rental listings are in the newspaper's "Classifieds" section).

The accommodations are listed under the following criteria:

Room: Single or shared accommodation in a private home. Usually furnished and may include kitchen and laundry facilities. Bathroom is usually shared.

Room and Board: Same as room, but includes meals.

Apartment: A self-contained unit of one or more rooms, furnished or unfurnished, with kitchen and bathroom facilities. It

may be a unit in a large building complex, or one floor of a private house with or without a private entrance. Usually a lease is required (refer to Tenancy Agreement).

House or Townhouse: A self-contained unit on its own plot of land or joined to similar units. It may be furnished or unfurnished and is usually rented by lease.

TIP: The **London Transit** website (<http://www.ltconline.ca/Routes.htm#second-section>) has an online map of the city called the "Interactive CityMap." This map allows you to input an address and view the surrounding bus routes, as well as other points of interest. This is a great resource when researching housing in London!

Things to Consider with Off-Campus Housing

Location/Distance:

- Is it within walking or biking distance to the University, or on a bus route?
- What is the frequency of the buses, and the travel time?
- How close is the nearest grocery store?

Rent:

- How do the prices compare (rent varies depending on location, number of roommates, facilities, etc.)?
- Does it include utilities such as electricity (hydro), gas, water?
- If utilities are not included, how much more are they per month and how will the bills be divided between the tenants?
- What is the cost of utilities during the coldest months in the winter?

Facilities Available:

- What facilities are offered (laundry, kitchen, heating and lighting, proper bathroom facilities, etc.)?

Furnishings:

- How much of the room or house is furnished?
- Are the bed, study desk, lighting, chairs, and shelves provided?

Other Factors to Consider:

- What are the terms of the tenancy agreement (lease)?
- Clarify financial transactions - how and when are rent and bills to be paid?
- Is subletting permitted?
- How safe is it? Are there good locks on the doors and windows?
- Are there restrictions on noise (music, computers) or social activities (parties, smoking, drinking, overnight guests)?
- Who is responsible for the exterior maintenance of the building if required (shoveling snow, cutting grass, etc.)?

NOTE: An estimate for the cost of living in London is available at: <http://welcome.uwo.ca/preview/documents/finance.pdf>

Utilities

It is important to ask your landlord if the utilities such as hydro (electricity), water and gas, are included as part of your rent. Some landlords will include some of the utilities as part of your rent and others don't.

TIP: If utilities are not included as part of your rent, ask how much the previous tenants paid in utilities monthly. You may also want to ask what they paid during the coldest month in the winter.

If the utilities are not included as part of your rent, you will be required to set up the utilities with the different companies and pay your bills monthly. In addition to the monthly bill, a security deposit and/or an initial installment fee may be required.

Finding Permanent Accommodation

TIP: For more information about setting up your utilities, telephone, cable, and/or internet services, as well as where to buy furniture, please pick up a copy of our International Student Handbook when you arrive!

IMPORTANT

Do not sign a lease/tenancy agreement until you have seen the property in person and have met prospective roommates! Housing in London is readily available.

Signing a Lease/Rental Agreement

It is the students' responsibility to contact the landlord, inspect the premises, and select the accommodation that will best serve their needs and preferences.

Students are advised not to sign a lease (rental agreement/contract) until they have seen the property in person and met any prospective roommates! Be sure to review the details of any contract before signing.

If you would like someone to review the lease before signing it, or you have any other off-campus housing related questions or concerns, you can contact the Housing Mediation Services in Elgin Hall, Room 102.

When you are ready to sign your lease, the landlord is permitted to ask you to pay for the first and last month's of rent. This is common and generally required. You

are not, however, required to pay for the entire year of rent.

For more information, please read the "Renting in London; Know your Rights and Responsibilities" booklet by the Off-Campus Housing Service at Western. <http://offcampus.uwo.ca/download/booklet.pdf>

Legal Matters

Tenancy Agreement/Lease

A tenancy agreement between a landlord and a tenant can be in writing or may be verbal or implied. Verbal agreements are valid. However, in case of a dispute, it is easier to prove the contents of a written agreement.

TIPS: Keep the following in mind when signing a tenancy agreement:

- Most apartments require a lease (a form of tenancy agreement).
- Some apartments in Canada also require having a guarantor who is a permanent resident of Canada to co-sign the lease.
- Do not sign any agreement until you have read, fully understood, and agree to all of the conditions of the lease. It can be very difficult to cancel a lease once you have signed it.
- If the tenancy agreement is in writing, the landlord must deliver a copy to you within 21 days.
- Be aware of the procedures of ending a tenancy agreement (e.g., notice of termination, early termination by landlord, etc.).

Know your Rights and Responsibilities

To learn more about your rights and responsibilities as a tenant, be sure to read the "Renting in London" booklet by the Off-Campus Housing Service at Western. It can be viewed online at: <http://offcampus.uwo.ca/rentingbooklet.htm>

Living Off-Campus

Be an informed tenant and know the Residential Tenancies Act: http://offcampus.uwo.ca/tenant_protection_act.htm

DID YOU KNOW?

- The Residential Tenancies Act will NOT apply if you share a bathroom with the landlord (owner) or a member of their immediate family.

Rights and Obligations of the Landlord

- The landlord can demand a security deposit equal to one month's rent that will be applied to your last month of rent.
- The landlord cannot pro-rate your rent or ask for post-dated cheques.
- The landlord cannot enter the rented dwelling without 24-hour notice.
- The landlord cannot seize your property because you have not paid the rent.
- The landlord must maintain the dwelling in good condition that is fit for living.
- The landlord is not responsible for ordinary cleanliness of the rented dwelling.
- The landlord can terminate the tenancy agreement before the end of the agreed term for any of the following reasons: failure to pay rent, undue damage to the premises, disturbing others, overcrowding, impairing safety of other tenants, illegal acts, etc.

Should you require legal assistance due to problems with your landlord or need someone to explain your lease, contact any of the following services:

Finding Permanent Accommodation

Living Off-Campus

Housing Mediation Service:

519-661-3787

<http://www.has.uwo.ca/housing/mediation>

Landlord and Tenant Board of Ontario:

1-888-332-3234

<http://www.ltb.gov.on.ca>

Community Legal Services at Western Law (on campus):

519-661-3352

<http://www.law.uwo.ca/CLS/index.html>

Other Resources for Students Living Off-Campus

City Garbage Schedules

http://www.london.ca/d.aspx?s=/Garbage/zonemap_pdf.htm

City of London By-Laws

<http://www.london.ca/d.aspx?s=/By-laws/default.htm>

Off-Campus Advisors

519-661-3787

oca@uwo.ca

<http://www.has.uwo.ca/housing/oca>

Society of Off Campus Students (SOCS):

519-661-2111 Ext. 85502

socs@uwo.ca

<http://www.success.uwo.ca/index.cfm/first-year-programs/socs/>