

Student Housing Guide for Your Perfect Place

Are you a student at Yorkville University
in search of off-campus housing options?



4stay

Yorkville University has partnered with 4stay to assist students like you in finding a variety of off-campus housing solutions. 4stay verifies all rental listings, offering:

- Rooms, apartments, residences and more
- Vetted room providers
- Instantly bookable and on-request options
- Most listings within 25 miles
- Detailed descriptions with photos and amenities

Working closely with local landlords and accommodation providers, 4stay ensures you have access to a range of rental options. If you have any questions, feel free to reach out to [4stay](#).

Before You Rent

Renting for the first time can be overwhelming and confusing. Here are some tips to navigate through the process:

- Research the rental market in Ontario or British Columbia. This will help you to identify the best neighbourhoods, understand rental prices, and enable you to get a sense of what you can expect from landlords. **Pro Tip: Your admission advisor can assist you with this!**
- Prepare all necessary documents including employment history, references, credit reports, and rental history, ready before. This will make the application process quicker and more efficient.
- Familiarize yourself with provincial law and Residential Tenancies Act. This will help you in case of any disputes with your landlord in future.
- View multiple options before making a decision.
- Ask questions about previous property issues and concerns and inspect the property thoroughly.
- Negotiate terms if necessary.
- Keep documentation of all correspondence.
- Consider renters insurance for added protection against any unexpected loss or damage to your personal property.
- Ensure that you understand your responsibilities as a tenant, including payment deadlines, maintenance requirements, and any other stipulations in the lease agreement.

Local Property Listings Resources

[RENTALS.CA](#)

[PADMAPPER](#)

[KIJIJI](#)

[ZUMPER](#)

[RENTBOARD](#)

[4RENT.CA](#)

[GOTTARENT](#)

[CRAIGSLIST](#)

[HOMESTAY.COM](#)

[RENTFASTER.CA](#)



Please note that Yorkville University is not affiliated with these sites.

We encourage you to conduct thorough research and keep track of your inquiries.

Before You Rent

A lease is a contract between a landlord and a tenant granting the tenant the right to occupy a property for a specified period in exchange for rent. It delineates each party's rights and duties, covering rent payments, security deposits, maintenance, and property usage terms. Leases typically last one year but may vary based on mutual agreement. Here are some tips before signing:

Rental Rates

Know the rental rates for the area you want to live in and ensure the landlord's asking price is fair.

Utilities & Services

Understand what utilities (water, electricity, gas) are included and which you are responsible for paying. Additionally, note that services like cable and internet may not be included in your lease agreement.

Pets

Some landlords might not allow pets unless agreed upon in the lease. Ask about pet policies including any fees associated with having pets in the unit.

Repairs & Maintenance

Clarify what repairs and maintenance tasks are the landlord's responsibility and which ones you are accountable for.

Lease Renewal & Termination

Ensure you have a clear understanding of the renewal process, rental periods, and the notice period required if you want to terminate the lease.

Additional Fees

Ask about additional fees such as parking charges, maintenance fees, and service charges, which may be levied on you based on your agreement.

Smoke & Carbon Monoxide Detectors

Ask about additional fees such as parking charges, maintenance fees, and service charges, which may be levied on you based on your agreement.

Rental Property Insurance

Landlords typically carry their own insurance policies, but you may want to consider additional rental property insurance to provide coverage for any of your own property.

Tenant Rights

It's essential to be aware of your rights as a tenant for your protection. Check out the Ontario Landlord and Tenant Board website for more information.

[FIND OUT MORE ON RESIDENTIAL TENANT AGREEMENT](#)

[GAIN INSIGHT ON RESIDENTIAL DISPUTES](#)

Know Your Rights

Understanding your rights as a tenant is essential for a fair housing experience. Here are some additional resources:

[Tenant-Landlord Lawyer](#)

A tenant-landlord lawyer is a legal professional who specializes in handling disputes and legal issues related to tenant-landlord relationships. They can provide legal advice and representation for tenants who are facing issues such as eviction, rent increases, illegal lease clauses, and breach of lease agreements.

[Ontario Residential Tenancies Act](#)

The Ontario Residential Tenancies Act (RTA) is a provincial law that sets out the rights and responsibilities of landlords and tenants in Ontario. It covers a range of topics such as rent increases, lease agreements, eviction procedures, maintenance standards, and dispute resolution.

[The Landlord and Tenant Board](#)

The Landlord and Tenant Board (LTB) is a government agency that adjudicates disputes between landlords and tenants in Ontario. The board can handle issues related to rent increases, eviction notices, maintenance issues, and illegal lease clauses.

[Vaughan Community Legal Clinic](#)

The Vaughan Community Legal Clinic is a legal aid clinic that provides free legal services to low-income residents of Vaughan. They can provide legal advice and representation for tenants who are facing issues such as eviction, rent increases, and illegal lease clauses.

[Legal Aid Ontario](#)

Legal Aid Ontario is a government-funded organization that provides legal assistance to low-income individuals in Ontario. They can provide legal advice and representation for tenants who are facing issues such as eviction, rent increases, and illegal lease clauses.

[Vaughan Tenants Association](#)

The Vaughan Tenants Association is a non-profit organization that advocates for the rights of tenants in Vaughan. They provide education and support to tenants who are facing issues such as rent increases, eviction notices, and unsafe living conditions.