

STARTING YOUR SEARCH

CONSIDER THE FOLLOWING. . .

- **Location** - How far from the college are you? Make sure you are close to bus routes that take you to the college ([Thunder Bay Transit information](#)).
- **Utilities** - Are utilities included in the monthly rent? If not, ask the landlord how much you can expect to pay per month for utilities (i.e. hydro, water, gas, etc.).
- **Furnishing** - Consider the cost involved with furnishing an apartment versus the cost of renting an already furnished place. If it is unfurnished, you can often find inexpensive or free furniture on Kijiji.ca, or at [Value Village](#) and [Salvation Army](#).
- **Lease** - If you have to sign a lease, read it very carefully and make sure you are not agreeing to anything unreasonable. Always keep a copy for your records.
- **Personal Identification** - Do not share copies of your SIN number or passport with your landlord.
- **Infrastructure** - Is the house or apartment in good shape? Make sure you inspect the property before moving in. Check for signs of mould, water damage or poor quality repairs. Make sure this is a place you want to live.
- **First and Last** - Once you find a place, your landlord often requires you to pay the first month's and the last month's rent at the same time. Be ready to have this amount of money.
- **Internet and Cable TV** - Rentals normally do not include cable and internet services. This is an extra expense you have to pay for. You will have to call a provider yourself to set up these services. See [Shaw](#) or [Tbaytel](#) for details.
- **Moving out** - Be aware that, by law, at least 60 days written notice must be given before moving out. This may be different if a lease is signed. Talk to your landlord about what they require.



RENTAL LISTINGS

[Rent Panda](#)

[Home Sweet Home \(\\$\)](#)

[LU Off-Campus Housing](#)

[Facebook Marketplace](#)

[Kijiji](#)

Note: If the rent is cheap, check the location – it may not be safe for students. If in doubt, ask us at the IEC.

(\$ = service costs money)



WHERE TO STAY WHEN YOU ARRIVE

[Econo Lodge](#)

1 (807) 344-6688

[Kingsway Motel](#)

1 (807) 623-1223

[Days Inn & Suites](#)

1 (807) 622-3297

[The Haven Hostel](#)

1 (807) 285-1142





HOW TO SEARCH FOR AN APARTMENT

Finding a place to live can take time.
Be prepared for it to take up to three weeks or more.
Remember that you may not be allowed to move in until the first day of the month.

Bring this sheet with you! Our checklist will help you remember what to look for.

1. Search local listings by following the links provided on the reverse side of this page. Check back for updates daily.
2. Use a [Thunder Bay Transit Map](#) to mark where the apartments are located. This will help you see how close they are to school and bus routes.
3. Contact the landlord to set up a viewing. Bring a friend who will not be living with you when you go to look at the apartment. They will be able to help you look at the place objectively.
4. Make sure you choose a place where you will be happy, healthy, successful and safe. Remember the staff at the International Education Centre are happy to provide guidance if you have questions.

PRICING

It's confusing to know how much rent is reasonable if you've never lived here. Rent costs will vary depending whether or not utilities are included and location. See below for approximate values.

Single Bedroom Rental

(in a shared house) \$400 - \$600

Bachelor Apartment \$650 - \$800

1 Bedroom Apartment \$900 - \$1,100

2 Bedroom Apartment \$1,200 - \$1,600



LOCATION, LOCATION, LOCATION!

Thunder Bay is made up of many little neighbourhoods. Some are safer than others, and some are *very far* from the college. No place is perfect, so be aware of your surroundings wherever you are.

NEIGHBOURHOODS TO CONSIDER

[Academy/Ravenwood/Lakehead University:](#)

This is largely a student neighbourhood and is right on a bus route that comes to the college.

[Northwood/College Park/Green Acres:](#)

This neighbourhood is very close to the college.

[Bay/Algoma](#)

This is the cultural centre of the north side of town. It has many rental properties.

[Intercity Mall](#)

Rentals close to Intercity Mall are likely in a safe neighbourhood.

PLACES TO AVOID

[Simpson St/Downtown Fort William](#)

Accommodation is extremely cheap in this neighbourhood but it is not an area recommended for students.

[East End](#)

This area is prone to flooding. If looking here, check very carefully for water damage.

PLACES FAR FROM THE COLLEGE

These places are generally safe, but will have longer commutes to the college via public transit:

[Westfort](#) (close to ACE)

[Shuniah/Current River](#)

[County Park/Jumbo Gardens](#)

[Neebing](#) (close to ACE, but limited bus routes)



GOOD HABITS FOR A SUCCESSFUL RENTAL EXPERIENCE

- **Final Viewing** Take a good look at the place before finalizing the lease, and take photos of each room before and after your stay. Ensure you leave the unit in the same condition that you found it.
- **Payments** Never pay the landlord in cash. Use a form of payment that is traceable such as an electronic funds transfer or cheque/bank draft. Always request a receipt.
- **Monthly Rent** Always pay rent in full and on time to avoid being at risk of eviction.
- **Maintenance** Inform your landlord of maintenance issues right away, so they can be fixed. You must still pay rent, even if something is waiting to be fixed.
- **Communication** Document all communication between you and your landlord by making notes or communicating with them electronically.
- **Tenants** All occupants of the property must be identified to the landlord prior to moving in. Ensure your landlord always knows who and how many people are living at the property.
- **Damages** If you damage something in your unit, inform your landlord immediately and be prepared to pay for repairs.
- **Canadian Etiquette**
 - Washrooms- In Canadian washrooms, water stays in the sink or bathtub/shower, and should never be on the floor.
 - Temperature- Although the winter months in Canada can get cold, the temperature in your home should not be set higher than 22 °Celsius, as the energy bills can become very expensive. Canadians typically wear layers of clothing to keep warm during these months.



Visit

ontario.ca/page/renting-ontario-your-rights

for detailed information
about tenant's rights

