Pre-Arrival Webinar Series:
Living in Canada
What to Expect
11 – OCTOBER - 2023
Land Acknowledgement

York University recognizes that many Indigenous Nations have longstanding relationships with the territories upon which York University campuses are located that precede the establishment of York University.

York University acknowledges its presence on the traditional territory of many Indigenous Nations. The area known as Tkaronto has been care taken by the Anishinabek Nation, the Haudenosaunee Confederacy, and the Huron-Wendat.

It is now home to many First Nation, Inuit and Métis communities. We acknowledge the current treaty holders, the Mississaugas of the Credit First Nation. This territory is subject of the Dish with One Spoon Wampum Belt Covenant, an agreement to peaceably share and care for the Great Lakes region.

Centre for Indigenous Student Services: https://aboriginal.info.yorku.ca/about-us/
Native Land Digital: https://native-land.ca/
Zoom Etiquette

Links will be shared in the chat during the presentation

Ask us questions using the Q&A Feature

This webinar is being recorded
York International Full-time, and Student Staff Team:

Yoojin Lee
INTERNATIONAL STUDENT EXPERIENCE COORDINATOR
ORIENTATION AND TRANSITION PORTFOLIO

Aneeka Black
STUDENT LEAD
ORIENTATION AND TRANSITION PORTFOLIO

Gagan Singh
STUDENT COORDINATOR
ORIENTATION AND TRANSITION PORTFOLIO

Sarah Khan
STUDENT COORDINATOR
ORIENTATION AND TRANSITION PORTFOLIO
By the end of this webinar, new incoming international students will have more knowledge about:

- Housing options in York University
- Application process and deadlines for on campus residence
- Tenant rights in Ontario and other considerations when renting
- Housing options outside campus
The agenda for today’s webinar is:

- **Housing Services**
- **Community and Legal Aid Services Program (CLASP)**
- **Off-Campus Housing Resources**
- **Questions & Answers session**
- **Upcoming Webinars**
WHAT IS RESIDENCE?
ROOM TYPES
Traditional-Style

standard double and single rooms, sharing common washrooms and lounge areas where cleaning is provided. Meal Plan is required.

Suite-Style

Single and double rooms within a suite with shared washroom(s) and kitchen. Preferred choice for upper-year students who may like to share amenities and cook and clean for themselves.
ROOM STYLES

TRADITIONAL-STYLE SINGLE ROOM

TRADITIONAL-STYLE DOUBLE ROOM
ROOM STYLES

SUITE-STYLE SINGLE ROOM

SUITE-STYLE DOUBLE ROOM
FURNISHINGS

Furnishings included:

• Single bed
• Lamp
• Desk
• Chair
• Dresser
• Closet
• Garbage bin
KEELE RESIDENCES
Traditional-style Residences

FEATURES

- Single and Double Rooms
- Common shared communal bathrooms
- Meal Plan Required
- Common rooms for events
- Mixed-gender with some single-gender floors

BUILDINGS

- Founders^*
- Tatham Hall*
- Vanier*
- Winters*^
- Stong
- Bethune (half)

*Have common shared single stall washroom options
^ No Elevator Access
Traditional-Style Residence Floor Plan
Suite-style Residences

FEATURES
- Single and Double Rooms in 2-12 person suites
- Semi-private bathrooms (shared only with those in the suite)
- Kitchen appliances to cook for yourself
- Meal Plan Optional
- Some mixed gender and some single gender suites

BUILDINGS
- Calumet - 6 person suites
- Pond – 2 person suites
- Bethune (half) – 4 & 12 person suites
Suite-Style Residence Floor Plan

- Double Room
- Lounge
- Washroom
- Kitchen
- Single Room
- Single Room
- Single Room
- Single Room
Housing & Conference Services strives to accommodate the needs of students with physical disabilities.

At Keele Campus we provide adapted unit options for wheelchair users and rooms outfitted with visual alarms.
GLENDON RESIDENCES
WOOD & HILLIARD

▷ Single and Double rooms
▷ Mixed Gender Floors
▷ One Female Only Wing
▷ Common Shared Bathroom
▷ Meal Plan Required
RESIDENCE LIFE
Residence Life

COMMUNITY & BELONGING
- Meet new people and make new friends
- Learn how to be a part of a larger community of people
- Feel a sense of connection, belonging at York University
- Enhanced community engagement and social programming

SUPPORT
- Residence Dons
  - Upper-year students providing support, safety, and community building
- Residence Life Coordinators
  - Full-time professional staff providing additional support for residents
RATES
2023-2024
(8 month contract)

KEELE

- Traditional Style
  - Double - $7418 - $7692
  - Single - $7788 - $8076

- Suite Style
  - Double - $8704 - $9176
  - Single - $8736 - $10070

GLEN DON

- Double - $7634
- Single - $7590 - $8996
- Semi-private - $8838 - $11576

Dining plans are priced in addition to the above costs. They range in price from $4500-$6000.
*Suite-style rooms have the option of a Convenience plan at $3000

*Divide numbers in half for January start
THE HOUSING APPLICATION PROCESS
Applications are currently available at MyFile.

Students are eligible to apply once they are admitted to a full-time degree program at York University.
A series of lifestyle questions will be used to match your compatibility with potential roommates/suitemates, if applicable.

It is important complete and answer all questions honestly so we may secure you a compatible roommate/suitemate.
A **$150 application fee** is required to complete your application.

Please ensure you have read the Current/New Students FAQ’s, the Residence Occupancy Agreement & Rates and the Application Cancellation Policy on the website for the policies regarding this fee.
THE RESIDENCE CONTRACT
Upon accepting a housing offer, you will be asked to pay a $750 room deposit

The Undergraduate Residence Occupancy Agreement is for the Fall & Winter Terms

**One-term only Agreement** is available for the following:

1. Exchange students
2. Students that are admitted for the Winter Term

Residences are closed for the Winter Holidays; however, students wish to stay in residence during this period may be permitted to remain at an extra fee pending approval.

- To cancel an application OR an accepted offer, visit in yorku.ca/housing/forms to submit a cancellation
YORK APARTMENTS - KEELE
Apartment-style residences are reserved for graduate & law students and students with families (spouse/child)

Self-contained apartments

Mix of Furnished & Unfurnished options:
- Bachelor (1 student)
- One-bedroom (1 student or student couple)
- Two-bedroom* (2 students or 1 student with family (Spouse/child/ren))
  *Limited; priority is given to students with families

Policies follow the Ontario Residential Tenancies Act

Applications are open and accepted throughout the year.
YORK APARTMENT COST

› No application fee

› Monthly rate* ranges between $1,096 (bachelor) and $1,979 (2-bedroom)

› Rates are monthly and include heat, hydro and water

› Telephone, Cable TV, Parking & Laundry are extra

› Wireless Internet is available through Air York Plus

* Rates are effective as of May 2023.
CONTACT US!

Undergraduate Residences
416-736-5152, Press "2"
undergradres@yorku.ca

York Apartments
416-736-5152, Press "1"
apstatus@yorku.ca

www.yorku.ca/housing
www.reslife.yorku.ca
THANK YOU!
Community & Legal Aid Services Program (CLASP)
Lease:
- An agreement between a landlord and tenant.
- Can be written, oral, or implied.
- Fixed-term lease: lasts a defined period of time
- Month-to-month lease: no defined period but continues until terminated
- Also “rental agreement” or “tenancy agreement.”

Rental unit:
- The living space a tenant rents from the landlord
- Could be a house, apartment, or room, depending on the terms of the agreement

Residential Tenancies Act:
- The law which governs most rental housing in Ontario
- Also “the RTA”

Landlord and Tenant Board:
- The tribunal responsible for dealing with most disputes between landlord and tenants
- Also “the Board” or “the LTB”
WHAT LAWS PROTECT STUDENT TENANTS?

**Residential Tenancies Act, 2006**

- The *Residential Tenancies Act, 2006* ("RTA") is the legislation that governs most renting in Ontario.

- Any part of a lease that conflicts with the RTA is **void** - meaning it can’t be enforced by the law.

- The Landlord Tenant Board (LTB) has exclusive jurisdiction over RTA matters.
DOES THE RTA APPLY TO ME?

IN
• People who pay rent to a landlord in exchange for the right to live in a place:
  • House
  • Apartment
  • Condominium
  • Mobile home park
  • Rent-geared-to-income housing
  • Retirement homes
  • Rooming houses
  • Sometimes: motel rooms

OUT
• Most residences owned by colleges and universities.
• Tenants who share a kitchen or bathroom with the owner of the property.
• Hotels, prisons, hospitals, shelters.
• Roommates who are not on the lease (i.e. no contract with landlord)
Common clauses in leases that are void and cannot be enforced

Leases Automatically Renew

Fixed-term leases automatically renew as month-to-month leases at the end of the term, if no notice is given.

A clause that states the tenant must leave after a year would be void and unenforceable.

Maintenance is the Landlord’s Responsibility

A clause that states that the tenant must pay for repairs is void and unenforceable.

A maintenance “deductible” is also void and unenforceable.

No Pets

A clause prohibiting pets in a unit is void and unenforceable.

However, there is an exception for Condominiums.

The Landlord Cannot Limit Payment Options

A clause that states that a tenant must pay by pre-paid cheque or by direct deposit is void and unenforceable.

Credit Check

According to s. 10 of the RTA, a prospective landlord can request any financial information to assess a tenant’s application.

A landlord must obtain written consent from the tenant before performing a credit check.
Prospective landlords can ask personal questions:

- Where is your current residence?
- What’s your rental history?
- Can I have references?
- How much money do you make?
- Can I have a credit report?
- And lots more...

But: landlords CANNOT discriminate against you

The Human Rights Code prohibits landlords from discriminating on the basis of:

- Race, ancestry, place of origin, ethnic origin, colour, citizenship
- Creed
- Sex or sexual orientation, gender identity or gender expression
- Age
- Marital status, family status
- Disability
- Receipt of public assistance

If there is evidence that landlord rejected a rental application for one of these reasons, the Human Rights Tribunal of Ontario can award compensation.
A guarantor is someone who promises to pay the rent if the tenant cannot.

Landlords CAN require a prospective tenant to have a guarantor.

This demand must be based on the prospective tenant’s credit score or income.

Requiring a guarantor based on specific characteristics (ex. Age or nationality), may be discrimination contrary to the code.

Requiring the guarantor to have a local credit history/bank account may not be discriminatory.

Once a lease is signed, a guarantor has a *contractual* relationship with the landlord.

This relationship is not covered by the RTA.

Claims against a guarantor must be made through the Small Claims Court.

Landlords cannot pursue guarantors in court unless the tenant has already been found liable by the LTB.
LOOKING OVER YOUR LEASE

- Landlords renting under the RTA are technically required to use the Ontario Standard Form Lease.
- A tenancy is still valid if there is no written lease, or a non-standard lease.
- However: will generally be to your advantage to have a standard lease in writing.
  - Tenants whose lease is not in the standard form can request a standard lease.
  - If a Landlord does not provide one, a tenant may be able to exit their lease.
- Landlord and tenants can agree to additional terms—*as long as these terms do not violate the RTA.*
- If there are terms you require in the lease that the RTA does not provide for, make sure they are included.
  - Parking/other services, cleaning by landlord before occupation, smoke-free building, pet-free building, etc.
  - NB that landlord *can* decline to rent to you because of onerous conditions, as long as the rejection is not for discriminatory reasons.
  - A written agreement is safer than an oral agreement!


Compare any lease you are asked to sign with the standard form: All sections included that deal with tenants’ rights? If not, red flag!
WHAT DEPOSITS CAN MY LANDLORD ASK FOR?

CAN ASK YOU FOR (LEGAL):

- A deposit equal to last month’s rent.
  - **Must** go to rent for your last month
  - Typically “first & last”
- A key deposit **equal to the cost of a key**.
  - Cannot use this to collect a safety deposit
- Fees for NSF cheques.

CANNOT ASK YOU FOR (ILLEGAL):

- Damage/safety/cleaning deposits.
- Demanding post-dated cheques or direct deposit.
- Making you pre-pay rent.
  - But you can offer…and if you offer, the landlord is allowed to accept.
  - Many realtors will encourage/pressure international students to pre-pay rent for up to a year.
  - Be aware that this will make it more difficult and complicated for you to get out of your tenancy.

DO I NEED TENANT INSURANCE?

A landlord can require the purchase of tenant insurance as part of your lease.

**Types of Insurance you would want to consider:**

- **Liability insurance** = protects you against claims resulting from damage or injury to others (ex. your landlord, damage to neighboring units).
- Personal belongings
- Sewer backup
- Etc… check what your policy covers!

Ensure that you conduct research and due diligence before purchasing your tenant insurance. Call more than one company to compare prices and check they the company is reputable.

But tenant’s insurance (or lack of it) doesn’t excuse landlords from their obligations under the Act!
# WHAT ARE MY RIGHTS AS A TENANT?

## (Some of) Tenants’ & Landlords’ rights under the RTA

### YOUR RIGHTS AS A TENANT

- Security of tenure (i.e. the legal right to stay until the tenancy is ended)
- Deemed renewal of lease at the end of a fixed term
- Rent control during the tenancy.
- Right to use the unit for all ordinary uses.
- Privacy.
- Guests (including roommates, as long as you still live in the unit)
- To have the landlord maintain the unit in a state of good repair.
- Accommodations for disability

### YOUR LANDLORD’S RIGHTS

- Receiving rent on time
- Collecting a last month’s rent deposit
- Limited rent increase once every 12 months
- Unlimited rent increase between tenants
- Entry in the unit for specific reasons
- Refusing sublet/assignment for just cause
- Terminating the tenancy for own use
- Terminating the tenancy for major renos
### WHAT ARE MY RIGHTS AS A TENANT?

#### (Some of) Tenants’ & Landlords’ rights under the RTA

<table>
<thead>
<tr>
<th>YOUR RIGHTS AS A TENANT</th>
<th>YOUR LANDLORD’S RIGHTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>✓ Pay deposit and rent on time</td>
<td>✓ Pay property taxes, fees</td>
</tr>
<tr>
<td>✓ Maintain ordinary cleanliness</td>
<td>✓ Comply with housing standards</td>
</tr>
<tr>
<td>✓ No willful or negligent damage</td>
<td>✓ Good state of repair</td>
</tr>
<tr>
<td>✓ Don’t bother or harass others</td>
<td>✓ Privacy: ≥24h notice of entry required</td>
</tr>
<tr>
<td>✓ No illegal acts that pose serious threats to the unit or your neighbours</td>
<td>✓ Unless there’s an emergency</td>
</tr>
<tr>
<td>✓ No endangering safety</td>
<td>✓ Don’t bother/harass tenants</td>
</tr>
<tr>
<td>✓ Don’t interfere with the “reasonable enjoyment” of the landlord or other tenants</td>
<td>✓ No lockouts</td>
</tr>
<tr>
<td></td>
<td>✓ No discrimination; duty to accommodate protected differences (Human Rights Code)</td>
</tr>
<tr>
<td></td>
<td>✓ No retaliating if tenant exerts rights</td>
</tr>
<tr>
<td></td>
<td>✓ No substantial interferences with tenant’s reasonable enjoyment</td>
</tr>
</tbody>
</table>
CAN MY LANDLORD ENTER MY APARTMENT?

**Legal** Entry with notice
- Minimum 24h in advance
- In writing
- Specifying time of entry between 8 am and 8 pm
- Only for specific reason: Repair or replacement, mortgage/insurance appraisal, inspection, or any reason specified in the lease

**Legal** Entry without notice
- Emergency
  - Leak, fire, anything that can’t wait 24h
- Or with consent at time of entry

**Illegal** Entry: Any other entries into your private rental unit.
International Students have the same rights under the RTA

- Being an international student does not affect your rights under the RTA.
  - But proceedings before the LTB/HRTO can take a long time
  - Some international students end up leaving the country before their cases are heard.

- Suing your landlord for violating your rights does not impact your immigration status.

- Your landlord cannot threaten you after you try to enforce your rights.
RELEVANT TERMS:

Dwelling Room:
- A rented room used as non-self-contained living accommodation
- The room can contain its own washroom or its own kitchen, but cannot contain both

Multi-tenant House / Rooming House
- “A building with four or more dwelling rooms that may have shared common” washrooms and kitchens.
- Rooming houses are currently illegal in the GTA, and will continue to be illegal in Scarborough until 2024
- Many rooming houses operate illegally without the knowledge of the municipality

Does the RTA apply to rooming house?
- The RTA usually applies to these rentals, regardless of whether the unit is licensed or not. Tenants have the same protections as they would if they rented a full-unit apartment.
- The RTA does not apply to you if you share a bathroom and/or a kitchen with the owner or the owner’s close family.
- This exception only applies if the owner or the owner’s close family lives in the unit before the tenant moves in.
RENT INCREASE GUIDELINE

RENT INCREASE

- Landlords can lawfully increase rent according to the Residential Rent Increase Guideline set by the Government of Ontario.
- Usually, rent for a residential unit can be increased 12 months after either: The last rent increase or The date the tenancy begins.
- The landlord must give a tenant written notice of a rent increase at least 90 days before it takes effect.

RENT DECREASE

- Discounted rent is (generally) not your lawful rent!
- Landlords can give you a discount and then increase up to lawful rent once it expires.

One major exception: Units created after November 2018

- New buildings, additions to existing buildings and most new basement apartments that are occupied for the first time for residential purposes after November 15, 2018 are exempt from rent control.
- This means that your landlord could raise the rent however much they want. But still only once every 12 months.

Guideline = **maximum** a landlord can increase most tenants’ rent during a year without the approval of the LTB and/or an agreement with their tenant.

Landlords can increase rent by 2.5% effective January 2024.
What if you want to move out? You can...

- Give the required amount of **notice**.
- Reach an **agreement** with your landlord to end the tenancy.
- **Assign** your unit.
- **Sublet** your unit.
- Move out without your landlord’s agreement, and demand that the landlord **minimize** their losses.
ENDING THE TENANCY WITH NOTICE

• Complete an N9 form (available on the website of the Landlord and Tenant Board) and give your landlord a copy.

• **Month-to-month tenancy:** must give 60 days’ notice and last day of tenancy must be end of rental period (day before you pay rent)

• **Fixed-term tenancy:** must give 60 days’ notice and last day of tenancy must be end of term.
ENDING THE TENANCY BY AGREEMENT

- A landlord and tenant can agree to end a tenancy whenever they want.
- A signed N11 form (Agreement to End the Tenancy) is not required but may help make terms of agreement clear.
- A landlord cannot force you to sign an N11!
- Once you have signed an N11, can’t change your mind unless landlord agrees. Be certain that you want to move.
- Do not be pressured into signing an N11 if your landlord is renovicting you or if they are terminating the lease to move in themselves or a family member.
  - You are entitled to compensation for these reasons!
ADDITIONAL RESOURCES

STEPS TO JUSTICE
https://stepstojustice.ca/legal-topic/housing-law/

COMMUNITY LEGAL EDUCATION ONTARIO
https://www.cleo.on.ca/en/resources-and-publications/housing-law

COMMUNITY AND LEGAL AID SERVICES PROGRAM (CLASP)
(416) 736-5029
**BEST PRACTICES**

- View a rental unit **before** you move in, or have a friend view it
- Take detailed pictures of the condition of the unit when you move in and out
- Know your rights!
- Ask questions, ask for reasons, **get everything in writing**
- Be aware of the risks of pre-payment
- If you’re presented with an offer, take the time you need to think

**Raise issues with your landlord ASAP, in writing, and keep all communications**

- Get time-stamped photos/videos
- Write down names of witnesses

**Gather all relevant information in case you need it**

- Landlord’s legal name, address, contact information
- Banking information (pay rent by cheque at least once)
How to Access CLASP Services

Call our office during business hours to complete an initial screening.
Mon 9:30 - 4:30pm
Wed 9:30 - 4:30pm
Thurs 9:30 - 4:30pm

CLASP will contact you within 3 business days to conduct an intake interview.

After receiving relevant documentation, we will conduct an application review with the supervising lawyer.

Within 10 days of receiving all requested documentation, we will provide a response to your application.
Off-Campus Housing Resources
Housing Resources: The Quad & Village

The Quad

➢ Just at walking distance from campus
➢ Various types of rooms are available for a yearly basis.
➢ Subleasing is also an option.

➢ Website: https://quadatyork.ca

Village

➢ Most affordable place to live near York University.
➢ At a walking distance from the campus.
➢ Lease signing directly with landlord.
Housing Resources: Short term rental options

Airbnb
Provides cost effective options and allows location flexibility.
Website: https://www.airbnb.ca

Amber
A partnership with universities to provide location specific housing options (for example: York University).
Website: https://www.amberstudent.com

Places4students.com
Create an account for free and look for properties in Toronto.
Website: https://www.places4students.com
Housing Resources: Long term rental options

**Rentola**
One stop destination to see several properties and compare prices.

Website: [https://rentola.ca/](https://rentola.ca/)

**Condos.ca**
Create a free account and access the largest database for houses in GTA.

Website: [https://condos.ca](https://condos.ca)

**RE/Max**
Work with #1 most trusted real estate agents who are voted for six times in a row.

Website: [https://www.remax.ca](https://www.remax.ca)
Housing Resources: Long term rental options

Relator

Find both places and registered real estate agent in GTA.

Website: https://rentola.ca/

Zolo

Work with #1 most trusted real estate agents who are voted for six times in a row.

Website: https://www.zolo.ca/toronto-real-estate/houses-for-rent
Housing Resources: Applications

Kijiji

➢ Whether it is looking for places for rent near York University or even selling a jacket, you can-do all-in Kijiji app.
➢ Available on both iOS and android.

Facebook Marketplace

➢ It comes under the umbrella of Facebook. Like Kijiji you can buy or sell anything, rent a room or house.
➢ You just have to change your location in it.
Questions and Answers
Pre-Arrival Webinar

Building Your Timetable

Studying in Canada

The *Building Your Timetable* webinar provides students with the information they need to know about course enrollment, important considerations when building their timetables, as well as a chance to meet with faculty supports.

- **Date:** Wednesday October 18th, 2023
- **Time:** 9:00AM to 10:30AM
- **Registration:**
  [https://yorku.zoom.us/meeting/register/tJYkdeuurDgtH92uKaTHMqodOyl9cOq2kBCi#/registration](https://yorku.zoom.us/meeting/register/tJYkdeuurDgtH92uKaTHMqodOyl9cOq2kBCi#/registration)
In this webinar, **Look Ahead at Your First Year at York**, we provide students with an insight into what their first year in Canada will look like including dates and deadlines, holidays, exams and more!

- **Date:** Wednesday October 25th, 2023
- **Time:** 9:00AM to 10:00AM
- **Registration:** [https://yorku.zoom.us/meeting/register/tJAtfuqgrj4jHddjF3P3k4qzFS-GaRa3VI4O#/registration](https://yorku.zoom.us/meeting/register/tJAtfuqgrj4jHddjF3P3k4qzFS-GaRa3VI4O#/registration)
Upcoming York International (YI) Meet Up:

**YI Meet Up:** Fun online event to connect with other incoming students, play some games, make new friends, and together learn more about York University and Canada.

**Date:** October 12, 2023  
**Time:** 10:00-11:30 AM (Toronto Time)
York International Event Calendar