ISS Welcome Webinar: Choosing Accommodation in Calgary

Session Etiquette

• Please keep your microphone off/muted

• Questions asked in the chat during the presentation will not be answered. Please do not repeat questions that have already been asked in the chat box. We will start answering questions once the Q&A portion begins.

• If your question is not answered at the end of the webinar, first review the ISS website for resources (ucalgary.ca/iss), then email iss@ucalgary.ca.

• **This session will be recorded.** The recording and slides will be posted within 2 business days:
  
  ucalgary.ca/student-services/iss/advising/iss-webinars-workshops
ISS Welcome Webinar: Choosing Accommodation in Calgary

July 8, 2022

International Student Services & Residence Services

University of Calgary
Territorial Acknowledgement

We acknowledge the traditional territories of the people of the Treaty 7 region in Southern Alberta, which includes the Blackfoot Confederacy comprising the Siksika, Piikani, and Kainai First Nations, the Tsuut’ina First Nation, and the Stoney Nakoda including the Chiniki, Bearspaw, and Wesley First Nations. The City of Calgary is also home to Métis Nation of Alberta, Region III.

The University of Calgary is situated on land adjacent to where the Bow River meets the Elbow River, and the traditional Blackfoot name of this place is “Moh’kins’tsis”, which we now call the City of Calgary.

Image: The Cultural Model for the University of Calgary’s Indigenous Strategy, ii’ taa’poh’to’p
International Student Services

International Student Services (ISS) provides advice and programs to support all international students adjusting to studies at the University of Calgary and to life in Canada.

ucalgary.ca/student-services/iss

- Non-immigration: iss@ucalgary.ca
- Canadian immigration: issimmigration@ucalgary.ca
International Student Services

• ISS Canadian Immigration & Transition Support Advising:
  • In-Person Advising Hours:
    • Tuesday: 10 am-noon, 1-4 pm MDT
    • Wednesday: 9 am-noon, 1-4 pm MDT
    • Thursday: 9 am-noon, 1-4 pm MDT
  [Link: ucalgary.ca/student-services/iss/advising/international-student-services-advising]
  • Remote advising available upon request.

• ISS Student Study Space:
  Open Monday-Friday, 9 am-noon and 1-4pm, unless the University is closed
  [Location: MacEwan Student Centre (MSC) room 275]
Session Agenda

On-campus Housing (Residence Services)

Off-campus Housing
- What to consider
- How to choose an accommodation
- Expected expenses
- Tenant’s Insurance
- Rental agreement
- Renter rights and responsibilities
- Accommodation for Quarantine (if required)

Avoiding rental scams

Q & A
On-Campus Housing

Taha Afyouni
Housing Services Coordinator
taha.afyouni@ucalgary.ca
Applications

• We are full for the Fall 2022 term
  • Option to apply for SAIT Residence
• We are still accepting Winter 2023 applications
• Fall/Academic Year 2023-2024 applications due by March 1, 2023
• You can apply on the Resident Portal:

https://www.ucalgary.ca/ancillary/residence
Residence Experience

- More than just a place to live
- Residence is linked to academic performance
- Leadership opportunities
- Safety is key
Residence Life

Social Connection
Residence Life is excited to provide numerous social and academic support programs for residents to attend. Here are just a few examples of programs you can anticipate in the fall:

- Fitness classes
- “Study with Me” sessions
- Trivia Nights
- Community Netflix parties
- Scavenger hunts
- Book clubs

Student Leader Support
Our Community Ambassadors (CAs) support your residence experience. CAs are highly trained leaders who provide individual support and plan community wide programs. Residence staff are available to support you 24 hours/day!
Residence Overview

- Around 3,000 beds in 10 buildings
- Less than 10-minute walk to any campus building
- Over 100 student leaders
- Dorm style, suite style, apartment style, and family housing
- Residence fees include Wi-Fi and all utilities
Campus Service Centre

• Located in International House
  • Hours
  • Lock outs
  • Packages
  • General questions
Academic Support

• Study lounges, Seminar rooms
• Academic Communities (STEM, Business, Arts)
• Wellness and Academic CAs
• Writing and math support in the Dining Centre
Meal Plans

• All first year undergraduate residents are required to purchase a meal plan
• There are two options of meal plans for first years:
  • 7 Day AYCTE
  • 5 Day AYCTE
• All meals are required to be eaten in The Landing
Questions?

Contact Residence Services at

campusservicecentre@ucalgary.ca

1-403-220-8300
Things to consider

- Cost
- Convenience
- Location in Calgary
- Moving in and out
- Leases & Rental References
- Supports & Resources
On-Campus vs. Off-Campus Housing

Cost
Convenience

Location in Calgary
Moving in and out

Leases & Rental References
Supports & Resources
Off-Campus Cost

<table>
<thead>
<tr>
<th>Apartment type</th>
<th>Average rent</th>
<th>Range</th>
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</thead>
<tbody>
<tr>
<td>Apartment (1 bedroom) in City Centre</td>
<td>1,363.17 C$</td>
<td>1,000.00-1,700.00</td>
</tr>
<tr>
<td>Apartment (1 bedroom) Outside of Centre</td>
<td>1,159.97 C$</td>
<td>1,000.00-1,400.00</td>
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<td>Apartment (3 bedrooms) in City Centre</td>
<td>2,629.75 C$</td>
<td>2,200.00-3,000.00</td>
</tr>
<tr>
<td>Apartment (3 bedrooms) Outside of Centre</td>
<td>1,997.50 C$</td>
<td>1,700.00-2,800.00</td>
</tr>
</tbody>
</table>

Source: [https://www.numbeo.com/cost-of-living/in/Calgary](https://www.numbeo.com/cost-of-living/in/Calgary) as of Jul 2022

- Depends on type of accommodation (apartment, house)
- Less if sharing with roommates
- More depending on included costs
  - Utilities (electricity, water, internet)
  - Parking
- UCalgary cost calculators:
  - Undergraduate Cost Calculator: [https://www.ucalgary.ca/registrar/cost-estimator](https://www.ucalgary.ca/registrar/cost-estimator)
  - Graduate Student’s Cost Calculator: [https://gsa.ucalgary.ca/costoflivingcalculator](https://gsa.ucalgary.ca/costoflivingcalculator)
# On-Campus Cost

All first-year students under the age of 21 live in single or double occupancy rooms in a first-year dormitory-style residence and are guaranteed residence for the first two years of their study at the University of Calgary. First-year undergraduate residents are required to purchase a [meal plan](ucalgary.ca/ancillary/residence/live-us/places-live/rates-2021-2022/rates-2022-2023).

Beginning Fall 2022, an additional $75 tenant insurance fee will be added. There will be an option to opt out. More information to come.

Residence fees are due Sept. 23, 2022 (fall term) and Jan. 27, 2023 (winter term) — these fees include furniture, utilities and internet services.

Fees are based on academic term (Sept - April) per person.

### Kananaskis and Rundle

- **Double Room** - $3,953
  - With 7 day meal plan - $8,978
  - With 5 day meal plan - $7,996
- **Single Room** - $6,752
  - With 7 day meal plan - $11,777
  - With 5 day meal plan - $10,795

### International House

- **Two bedroom suite** - $7,508
  - With 7 day meal plan - $12,533
  - With 5 day meal plan - $11,551
- **Single Suite** - $8,266
  - With 7 day meal plan - $13,291
  - With 5 day meal plan - $12,309

### Yamnuska Hall

- **Two Bedroom Suite** - $7,508
  - With 7 day meal plan - $12,533
  - With 5 day meal plan - $11,551
- **Three Bedroom Suite** - $7,037
  - With 7 day meal plan - $12,062
  - With 5 day meal plan - $11,080

### Scholars' Advantage - Selected First-Year Students

- **Single Room** - $9,053
  - With 7 day meal plan - $14,078
  - With 5 day meal plan - $13,096

Additional Costs to consider

- Transportation commuting from accommodation to campus/work/errands
  - **Location:** *time is money*
- Groceries
- Furniture, linens, household necessities
- Laundry access

- COVID-19: Quarantine accommodation (if required)
  - [ucalgary.ca/student-services/iss/covid-19-faqs](ucalgary.ca/student-services/iss/covid-19-faqs)
What are some expenses to plan for?
Tenant/Contents/Renters Insurance

• A landlord can require proof of insurance on a lease. It is up to the tenant to agree to that term. Tenants can try to negotiate this term with the landlord.

• A basic Tenant Insurance policy usually includes:
  • liability coverage (this helps tenants with situations where they may be at fault for damage to a third party, another suite, or the building)
  • contents insurance (helps cover the replacement cost of the tenant’s goods and personal items destroyed by fire or water damage)

The landlord’s insurance does not cover a tenant’s items. So, tenants without insurance will not receive any compensation for destroyed items.
What are some expenses to plan for?
Tenant/Contents/Renters Insurance

• Many tenants have insurance even when it is not required under the lease, in case of an emergency.

• Average Price: ~15-40 CAD, but really depends on several factors (value of your belongings, location/value of the rental property, what’s included, etc.)
  • Recommend talking to a few providers. If you open a Canadian bank account, ask if they provide insurance or bundle with your auto insurance. Always mention you are a student for possible discounts.

What’s the difference between a shared accommodation and having a landlord?

The *Residential Tenancies Act* does not address the rights and responsibilities for tenants in shared accommodation.

A roommate agreement might include things like:

• how rent is to be split and paid to the landlord;
• how bills will be split;
• how the rental property will be shared;
• when notice to move out must be given to the other roommate(s);
• how the security deposit will be handled if one roommate leaves; and
• how chores will be split in the rental property.

Source: https://www.landlordandtenant.org/roommates-and-subletting
Searching Time

- Do not rent off-campus accommodation without first viewing it and talking to the landlord/other roommates.
- Short-term accommodation, then longer term
What questions should I ask before renting?

• Any major repairs done in the past year or anticipated in the upcoming year?
• Who will be responsible for repairs?
• Whether minor repairs be done before you move in?
• Is laundry service available?
• Internet services available or is there a provision to get connection?
• Had there been any recent break-ins?
• Are pets allowed?
• Can I sublet my apartment?

What is a lease (rental agreement)?
What are things to look for?

"A lease is a **contract** between a **landlord** and a **tenant** (or tenants) that sets out the rules both parties will follow. Leases are also known as residential **tenancy** agreements or rental contracts." -

[https://www.landlordandtenant.org/](https://www.landlordandtenant.org/)

Types of leases: Periodic and fixed term

- Essential details – Check Address, rental amount and due date, rental term, notice period
- Renewal policy
- Utilities and facilities
- Security deposit
- Responsibilities such as snow removal
- Sublet policy
Rental Agreement - Flexibility?

• Residence Services:
  • can be term-based or full academic year
  • Rental Agreement is for a set amount of time

• Off-Campus:
  • depends, usually 6 months to a year
  • Rental Agreement may be more flexible
References

- Residence Services: proof of enrolment
  - Pay on time, follow community standards for reference at end of agreement!

- Off-campus: personal references
Community Standards

• Residence Services:
  • UCalgary has student conduct standard and residence community standards
  • Activities: Residence Student Association
    • Community Ambassadors (CAs)
    • Residence Life Coordinators
  • Roommates are also UCalgary students
  • Conflict with roommates
  • Campus Security & on-call residence staff

• Off-Campus:
  • Less support
  • You must inform yourself of “rights and responsibilities” for renters in Alberta
  • Fraudulent accommodation, rental scams possible
  • Conflict with Landlord/roommates
Moving Out

- Cleaning and minor repairs
- Rental Agreement stipulations
- Moving furniture
What should I consider when choosing a neighbourhood or rental accommodation?

• Budget (& are utilities included or arranged by you)
• Proximity to university and/or work
• Access to transportation facilities and essential services (grocery, hospital)
• Facilities available – Laundry, gym
• Parking
• Proximity to neighborhood schools (if you have minor children)

What supports are available to help understand about renter rights/responsibilities?

Some useful resources to get insight on rights and responsibilities:

- [https://www.landlordandtenant.org/](https://www.landlordandtenant.org/)
- Student Legal Assistance (UCalgary): [http://slacalgary.com/](http://slacalgary.com/)
Avoiding Rental Scams

• View spaces in-person, meet landlord and roommates
• Keep your personal information and documents safe
  • Only share SIN when required
  • Credit or banking information
  • Use caution before clicking links in texts or emails
• Protect Yourself
  • Don’t answer calls from numbers you don’t recognize
  • Hang up—block phone numbers
  • Do adequate research on a potential rental property or job opportunity

If you are uncertain, please speak to ISS before taking any action or sharing any information
What tools do you use to find housing?

- Online websites/ Apps – the following websites have rental listing:
  - RentFaster.ca
  - RentSeeker.ca
  - RentSpot
  - Point2 Homes

- UCalgary Student Union Off-campus Housing list: www.places4students.com

- Other resources – Facebook Marketplace & WhatsApp groups. But use your caution!
Example Searches
Example Scenarios

**Scenario 1:** Brandon is a new international student, looking for an accommodation in Calgary with the following criteria:

- Private room (in shared accommodation)
- Near university main campus, close to transit stop
- Budget: Up to $ 600 / month (including all utilities & WIFI)
Example Scenarios

- **Scenario 2**: Navneet is an incoming international student, looking for an accommodation with the following criteria:
  - Private room (Females only)
  - Near university foothills campus and grocery stores
  - Budget: Up to $600 / month (including all utilities & WIFI)
**Scenario 3:** Ahmed is looking to move to Calgary with his family (partner and child) and is looking for a 2-bedroom accommodation with following criteria:

- Neighborhood with a school nearby (for his child), if possible close to UCalgary campus.
- Close to grocery stores
- Budget: Up to $1,600 / month (including utilities)
- He doesn't want to look for a basement suite.
Government of Canada Checklists:  

Changes & Updates:  
[https://ucalgary.ca/student-services/iss/covid-19-faqs](https://ucalgary.ca/student-services/iss/covid-19-faqs)
Set Yourself up for Success!

Webinars
- [https://ucalgary.ca/student-services/iss/advising/iss-webinars-workshops/](https://ucalgary.ca/student-services/iss/advising/iss-webinars-workshops/)

Additional webinars through SSC, Wellness Services, and Career Services!

Programs & Events
- **Undergraduate & International Exchange Student Orientation:** August 30, 9:30-11 a.m. MDT
- **Graduate International Student Orientation:** August 31, 10-11:30 a.m. MDT
- **Social events, and extended orientation workshops** throughout September!
  - [events.ucalgary.ca/international-student-services/](events.ucalgary.ca/international-student-services/)
  - [ucalgary.ca/student-services/iss/resources/international-student-orientation](ucalgary.ca/student-services/iss/resources/international-student-orientation)
Questions?

*Please type them in the chat box.*