ISS Welcome Webinar: Choosing Accommodation in Calgary

July 9, 2021

International Student Services
University of Calgary
Due to the evolving and unpredictable nature of the Covid-19 pandemic, rules and regulations may change without advanced notice.

This information is current as of July 9, 2021. While this is a helpful resource to get you started, please ensure that you are informed of updated regulations and policies prior to travel to Canada.
ISS Welcome Webinar: Choosing Accommodation in Calgary

Session Etiquette

• Please stay “muted”

• Please do not repeat questions that have already been asked in the chat box. This helps presenters quickly navigate through the chat box.

• 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 video and presentation slides will be posted within 2 business days:

  ucalgary.ca/student-services/iss/advising/iss-webinars-workshops
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.
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.

[Logo with website: ucalgary.ca/student-services/iss]

- Canadian Immigration Advising & Workshops
- Transitional Advising & Workshops
- Web Resources
- New International Student Orientation
- International Student Mentorship Program
- USpeak Global Program
- Global Families Program
- Social Events

International Student Services: currently providing remote advising only
Kirsty Gruber
Advisor, International Student Transition Support
International Student Services

• Advising to assist with getting settled in Calgary
  • Kirsty.gruber@ucalgary.ca
  • iss@ucalgary.ca

• Coordinate International Student Mentorship Program

• Coordinate New International Student Orientation
On-Campus vs. Off-Campus Housing

- Cost
- Convenience
- Location in Calgary
- Moving in and out
- Leases & Rental References
- Supports & Resources
Specific questions about living in on-campus Residence:

ucalgary.ca/ancillary/residence

campusservicecentre@ucalgary.ca
## Off-Campus Cost

<table>
<thead>
<tr>
<th>Apartment type</th>
<th>Average rent</th>
<th>Range</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apartment (1 bedroom) in City Centre</td>
<td>1,206.10 C$</td>
<td>1,000.00-1,500.00</td>
</tr>
<tr>
<td>Apartment (1 bedroom) Outside of Centre</td>
<td>982.27 C$</td>
<td>800.00-1,200.00</td>
</tr>
<tr>
<td>Apartment (3 bedrooms) in City Centre</td>
<td>2,047.16 C$</td>
<td>1,700.00-2,600.00</td>
</tr>
<tr>
<td>Apartment (3 bedrooms) Outside of Centre</td>
<td>1,585.96 C$</td>
<td>1,350.00-2,000.00</td>
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</table>

Source: [https://www.numbeo.com/cost-of-living/in/Calgary](https://www.numbeo.com/cost-of-living/in/Calgary) as of Dec 2020

- Depends on type of accommodation (apartment, house)
- Less if sharing with roommates
- More depending on included costs
  - Utilities (electricity, water, internet)
  - Parking
On-Campus Cost

First-Year

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-years are required to purchase a meal plan.

Residence fees are due Sept. 24, 2021 (fall term) and Jan. 28, 2022 (winter term) — these fees include furniture, utilities, internet services and student activities. Fees are based on academic term (Sept - April) per person.

<table>
<thead>
<tr>
<th>Location</th>
<th>Meal Plans are mandatory for first-year residents. Building Info</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Kananskis and Rundle</strong></td>
<td></td>
</tr>
<tr>
<td>Double Room - $3,953</td>
<td>With 7 day meal plan- $8,832 With 5 day meal plan- $7,878</td>
</tr>
<tr>
<td>Single Room - $6,555</td>
<td>With 7 day meal plan- $11,434 With 5 day meal plan- $10,480</td>
</tr>
<tr>
<td><strong>International House</strong></td>
<td></td>
</tr>
<tr>
<td>Double Room - $3,953</td>
<td>With 7 day meal plan- $8,832 With 5 day meal plan- $7,878</td>
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<tr>
<td><strong>Yamnuska Hall</strong></td>
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<tr>
<td>Two Bedroom Suite- $7,289</td>
<td>With 7 day meal plan- $12,168 With 5 day meal plan- $11,214</td>
</tr>
<tr>
<td>Three Bedroom Suite- $6,832</td>
<td>With 7 day meal plan- $11,711 With 5 day meal plan- $10,757</td>
</tr>
<tr>
<td><strong>Scholars' Advantage - Selected First-Year Students</strong></td>
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Second-Year

ucalgary.ca/ancillary/residence/live-us/places-live/rates-2020-21/rates-2021-2022
Additional Costs to consider

• Transportation commuting from accommodation to campus/work/errands
  • **Location:** *time is money*

• Groceries and meal prep (vs. meal plan)

• Furniture, linens, household necessities

• Laundry access

• Covid-19: Quarantine accommodation *depends on when you are travelling, eligibility, and deadlines*
  • [ucalgary.ca/ancillary/residence](http://ucalgary.ca/ancillary/residence)
  • [ucalgary.ca/student-services/iss/covid-19-faqs](http://ucalgary.ca/student-services/iss/covid-19-faqs)
Search time

- Do not rent off-campus accommodation without first viewing it and talking to the landlord/other roommates.
- Short-term accommodation, then longer term
Tenants 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.
Tenants 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.

"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."

landlordandtenant.org/

**Note:** The *Residential Tenancies Act* does not address the rights and responsibilities for tenants in shared accommodation.
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
• 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 student
  - 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
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
  • Research a potential rental property or job opportunity

If you are uncertain please speak to ISS before taking any action or sharing any information
Moving Out

- Cleaning and minor repairs
- Rental Agreement stipulations
- Moving furniture
### Your needs and values

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<tr>
<th></th>
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<tr>
<td>Location</td>
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<tr>
<td>Included facilities &amp; support</td>
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<tr>
<td>References</td>
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<tr>
<td>Etc...</td>
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Upcoming ISS Welcome Webinars

- **July 13**: How to prepare for your arrival in Calgary during the COVID-19 pandemic
- **July 14**: Healthcare & medical insurance in Alberta
- **July 20**: Finding off-campus accommodation
- **July 21**: Finances and planning for the year ahead
- **July 27**: Resources for students with families

Learn more (and find recordings/past slides) here:
[ucalgary.ca/student-services/iss/advising/iss-webinars-workshops](ucalgary.ca/student-services/iss/advising/iss-webinars-workshops)
Questions?

Please type them in the chat box.

iss@ucalgary.ca

ucalgary.ca/student-services/iss/contact-us