

Welcome Webinar: Finding Off-Campus Accommodation

Session Etiquette

- Please stay on mute
- Please use the chat box to ask questions and presenter can address questions throughout and at the end.
- If you have a question that the presenter does not answer, email iss@ucalgary.ca
- Please participate. There will be a few polls throughout. Your participation helps confirm that we are not experiencing technical difficulties.
- **You will receive these slides by email within 72 hours of the webinar.**



UNIVERSITY OF
CALGARY

Welcome Webinar:

Finding Off-Campus Accommodation

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UCalgary International Student Services
Jan 15, 2021

Kirsty Gruber, Advisor, International Student Transition Support

International Student Services

- Drop-in (& remote) advising to assist with getting settled in Calgary
- Coordinate International Student Mentorship Program
- Coordinate Orientation events for international students
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Session Agenda

- Covid-19 resources
- Self-Isolation for accommodation
- Avoiding rental scams
- Accommodation
 - Searching for accommodation
 - How to choose an accommodation
 - Expected expenses
 - Rental agreement
 - Renter rights and responsibilities
- Questions
- Example search



INTERNATIONAL STUDENT SERVICES

Immigration



Resources



Student Life



Advising



COVID-19 FAQs for International Students

Website Resources

- ISS website > Resources >
 - <https://ucalgary.ca/student-services/iss/covid-19-faqs>
 - <https://www.ucalgary.ca/student-services/iss/resources/self-isolation-supports-international-students>
 - Banking: <https://ucalgary.ca/student-services/iss/resources/banking>
 - Finances: <https://ucalgary.ca/student-services/iss/resources/finances>
 - Housing: <https://www.ucalgary.ca/student-services/iss/resources/housing>

Update: Travel Announcement

COVID-19 testing required for people flying into Canada

- As of January 7, 2021, air travellers will be required to present a negative COVID-19 test result to the airline prior to boarding international flights bound for Canada.
- The test must be completed within 72 hours of your flight to Canada.

<https://www.canada.ca/en/transport-canada/news/2021/01/new-pre-departure-covid-19-testing-requirements-come-into-effect-for-all-air-travellers-flying-into-canada.html>

Self-Isolation (Quarantine) Plan

-before you arrive

- Legally required to have a plan for where you will self-isolate for 14 days upon arrival at final destination in Canada
 - You can be fined if you do not complete your full self-isolation period
 - While in isolation after travelling, if you become sick with cough, fever, shortness of breath, runny nose or sore throat during this time, you must isolate for an additional **10 days** from the beginning of symptoms or until you are feeling well, whichever takes longer.

Self-Isolation (Quarantine) Plan

-before you arrive

Self-Isolation Requirements

- Review these important websites before you plan your travel for up-to-date requirements:
 - Government of Alberta Isolation Requirements:
<https://www.alberta.ca/isolation.aspx>
 - Alberta Health Services Isolation Information:
<https://www.albertahealthservices.ca/topics/Page16997.aspx#trav>
 - Symptoms to watch for
 - Guidelines for isolation and general well-being during Covid-19
 - Testing and non-emergency information

ArriveCAN app

- If you are eligible to enter Canada, you are required to provide mandatory traveller information.

You **MUST submit your information electronically through ArriveCAN** before you board your flight

- We highly suggest you download the [ArriveCAN](#) mobile app and submit your info quickly and reduce wait times when you enter Canada.
- Please note you must check-in on the app every day during your isolation.

https://www.canada.ca/en/public-health/services/diseases/2019-novel-coronavirus-infection/latest-travel-health-advice.html#a_arriveCAN

<https://www.canada.ca/en/public-health/news/2020/11/government-of-canada-announces-new-mandatory-requirements-for-travellers-to-canada.html>



International Border Testing Pilot Program

– Alberta



- On November 2, a pilot program began that could potentially reduce the length of your self-isolation when you arrive in Calgary.
- <https://www.canada.ca/en/public-health/services/diseases/2019-novel-coronavirus-infection/latest-travel-health-advice/alberta-covid-19-border-testing-pilot-program.html>
- For more information about this program, visit the Government of Alberta's website <https://www.alberta.ca/international-border-pilot-project.aspx>
- **Note that you must still have a 14-day quarantine plan to enter Canada.**

Self-Isolation (Quarantine) Plan

-before you arrive

- Self-isolation supports for international students website: ucalgary.ca/student-services/iss/resources/self-isolation-supports-international-students
 - How do I plan for self-isolation?
 - What are the requirements?
 - What are my accommodation options?
 - How can I best prepare?
 - How do I travel to my self-isolation accommodation?

Self-Isolation (Quarantine) Plan

-before you arrive

Self-Isolation Accommodation Options:

- If you have a **guaranteed spot in on-campus residence**, visit the Residence Services website: <https://www.ucalgary.ca/ancillary/residence>
- If you're planning to live **off-campus**, you must arrange short term accommodation to meet any isolation requirements.
 - UCalgary has arranged some budget-friendly options with local hotels, that include different grocery, food, and/or in-room cooking options: <https://ucalgary.ca/student-services/iss/resources/housing>
- *You must make these arrangements before you travel*

Self-Isolation (Quarantine) Plan

-before you arrive

Contacts to know:



- **Healthlink: 811**
 - 24 hour free phone line for non-emergency health concerns
 - Speak with a registered nurse
 - Service available in multiple languages
- **SU Wellness Services:** learn about services ucalgary.ca/wellness-services
- **Emergency: 911**
 - Fire, Ambulance, & Police

Settlement Tasks

Finding long-term housing:

- While in self-isolation, start your online search for a long-term off-campus accommodation (if needed).
- You can use this time to research what's available and possibly schedule viewings for once you are done your self-isolation time.
- **Do not rent accommodation without first viewing it and talking to the landlord/other roommates.**
- <https://ucalgary.ca/student-services/iss/resources/housing>

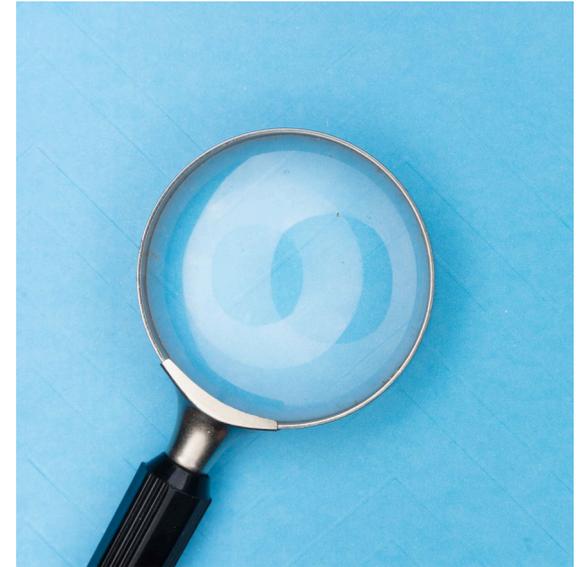
Avoiding Rental Scams

- 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***

What tools do you use to find housing?

- Online websites/ Apps – the following websites have rental listing:
 - [RentFaster.ca](https://rentfaster.ca)
 - [RentSeeker.ca](https://rentseeker.ca)
 - [RentSpot](https://rentspot.ca)
 - [Point2 Homes](https://point2homes.com)
- Ucalgary Student Union Off-campus Housing list: www.places4students.com
- Other resources – Facebook Marketplace & WhatsApp groups. But use your caution!



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)
- <https://www.alberta.ca/assets/documents/sa-checklist-tenants.pdf>



What is an average cost?

What are some expenses to plan for?



HOUSING



UTILITIES



TRANSPORTATION



FOOD



CLOTHING



MISCELLANEOUS -
LEISURE

Apartment type	Average rent	Range
Apartment (1 bedroom) in City Centre	1,206.10 C\$	1,000.00-1,500.00
Apartment (1 bedroom) Outside of Centre	982.27 C\$	800.00-1,200.00
Apartment (3 bedrooms) in City Centre	2,047.16 C\$	1,700.00-2,600.00
Apartment (3 bedrooms) Outside of Centre	1,585.96 C\$	1,350.00-2,000.00

Source: <https://www.numbeo.com/cost-of-living/in/Calgary> as of Dec 2020

- UCalgary cost calculators:

- Undergraduate Cost Calculator: <https://www.ucalgary.ca/registrar/cost-estimator>
- Graduate Student's Cost Calculator: <https://gsa.ucalgary.ca/costoflivingcalculator/>
- Get an idea of the cost of living in Calgary: <https://www.numbeo.com/cost-of-living/in/Calgary>

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.
- <https://www.landlordandtenant.org/leases-and-agreements/proof-of-insurance/>

What is a lease?

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/>

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



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.

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?

Renting 101: <https://www.landlordandtenant.org/wp-content/uploads/2016/04/Renting101.pdf>

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/>
- Centre for Public Legal Education Alberta (CPLA): <https://www.cplea.ca/wp-content/uploads/BasicRightsOfTenants.pdf>
- Student Legal Assistance (UCalgary): <http://slacalgary.com/>

Upcoming ISS Welcome Webinars

- **Finances and Planning for the Year Ahead:**
 - Monday, Jan.18 (9-10 am MST)
- **Healthcare & Insurance in Alberta:**
 - Tuesday, Jan. 19 (9-10 am MST)
- **Navigating Health Services in Alberta (with Alberta Health Services):**
 - Dates To be Finalized
- **Navigating Culture Shock:**
 - Tuesday, Jan. 26 (10 - 11:30 am MST)
- <https://ucalgary.ca/student-services/iss/resources/international-student-orientation>
- <https://events.ucalgary.ca/international-student-services/>



Online videos, information, & resources:

www.ucalgary.ca/student-services/iss/resources/online-orientation



Welcome



Immigration &
travel



Stay healthy &
safe



Navigate a new
classroom culture



Get settled in
Calgary



Resources to start
with!

Connecting with ISS

- Remotely:
 - Monday-Friday, 9:00-12:00 pm & 1-4:00 pm MDT (Calgary time)
 - No appointment necessary
- E-mail: iss@ucalgary.ca
- Immigration E-mail: issimmigration@ucalgary.ca
- Website: www.ucalgary.ca/iss
- ISS COVID FAQ: <https://ucalgary.ca/student-services/iss/covid-19-faqs>
- Newsletter: weekly updates www.ucalgary.ca/iss
- Events calendar: <https://events.ucalgary.ca/international-student-services/>
- Facebook: <https://www.facebook.com/UCalgaryISS/>
- Instagram: [@ucalgaryiss](https://www.instagram.com/ucalgaryiss)



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Questions?

Please type them in the chat box.



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Example Search