

ACCOMMODATION GUIDE

Here is our general accommodation guide; if you want to find your own place this is where you should start. It can be a little challenging but don't panic.

Firstly Apartments in Vancouver normally come available for the 1st and 15th of each month. Although it is best if you arrive beforehand, if you come just after the 1st or 15th, you should be prepared to stay either at a Hostel or other temporary accommodation such as through AirBnB before securing longer term arrangements. Secondly, you should make sure you visit the places before you move in, and of course it is ideal to meet all your potential roommates if you are just renting a room rather than a whole apartment. It is important if you are just renting a room to find out who the actual leaseholder is since, if there are any issues with the landlord or property, it is actually their responsibility to manage this.

Often you will want to rent a place prior to arrival; and though this is very common just take extra care if it is rented privately (i.e. through classified websites such as Craigslist) rather than through a structured service (such as AirBnB) as there is a higher chance of having issues and those issues may be tougher to resolve. Remember to not transfer funds to anyone without having some form of agreement in writing and in general if something seems too good to be true it usually is... and also if it feels strange then better safe than sorry.....

So for long term rentals this is where you start: <https://vancouver.craigslist.ca>

When you have exhausted this then you can consider: <https://www.padmapper.com>

For shorter term rentals you can check out Air BnB: <https://www.airbnb.ca/?locale=en>

We can also book you into a hostel where we may get you a discount or extra services: <http://hihostels.ca/en/>

You can also look at other hostel groups if you want to book something on your own:

<https://samesun.com> <http://www.cnnbackpackers.com/index.php?lang=1> <https://www.stclairvancouver.com>

Remember we are here to help you so if you have questions don't hesitate to contact our office and send us a picture of the agreement, ad or contract and we can let you know our thoughts.

Keep in mind that there have been cases where fraudulent rental listings have been posted on Craigslist and other similar Internet services. If for any reason, they request online payments or show any form of suspicious activity, please do not contact these listings anymore.

Tenants/Landlords usually request a one-time damage deposit which is usually half of your first month's rent. Please read through the terms and conditions of your contract and retain a copy for yourself for future reference. In some cases for fixed rentals they may ask for the first and last months rent in addition to a deposit. Also please be aware that without an agreement in WRITING, you have NO RIGHTS; some informal agreements ("oral agreements") may take place between you and a friend or someone you think is fine at the time... but if something goes wrong you have no rights at all. Only the leaseholder does. Get it in writing ©

Also you can check out the standard tenancy agreements and other forms here:

<http://www2.gov.bc.ca/gov/content/housing-tenancy/residential-tenancies/forms>

All your rights are protected under the Residential Tenancy Act which you can access here:

http://www.bclaws.ca/civix/document/id/complete/statreg/02078_01

Phone: **To speak to an Information Officer or to listen to the recorded information line call:**

Lower Mainland: 604-660-1020 **Victoria:** 250-387-1602 **Elsewhere in BC:** 1-800-665-8779

Vancouver Regions

Vancouver is divided into several districts with different rental prices. Districts and approximate price ranges can be found in the table below. The districts are listed from the most expensive to the least. Other suggested out of the city locations (30 minutes to 1.5 hours away from Downtown Vancouver via public transit) include: **Surrey, White Rock and New Westminster.**

| District | Distance from Downtown City Centre | Target Group | Attractions | Types of Available Accommodation | Accommodation Price Range (Rent Approximation) |
|--|------------------------------------|--|---|-------------------------------------|--|
| Yaletown | 5-10 min (transit) | Young Professionals (ie. artists, young lawyers, wealthy entrepreneurs) Median age: 25-40, known as "Yuppies" | Hip, posh and trendy Nightclubs, pubs, lounges and unique fashion boutiques. | Apartments and high-rise condos | Studio/1-Bedroom: \$1,500-\$2,500+ 2-Bedroom: \$2,000-\$3,000+ 3+ Bedroom: \$3,000+ |
| Downtown Vancouver (English Bay, Harbor Centre, Stanley Park, Central District) | NA | Business professionals and international students Median age: 20-34 | Cinemas, theatres, restaurants, pubs, malls, chain stores, hotels, easy access to public transit. | Apartments and high-rise condos | Studio/1-Bedroom: \$900-1,900+ 2-Bedroom: \$2,000+ Condo/1-Bedroom: \$1,500+ Condo/2-Bedroom: \$2,200+ Condo/3-Bedroom: \$2,600+ |
| West Vancouver | 30 min (transit) | Families Active Individuals | Hiking/biking /skiing/snowboarding trails. Kayaking/sailing/ windsurfing at the coves. | Rental housing rooms and apartments | Studio/1-Bedroom: \$1000-\$1,600+ 2-Bedroom: \$2,000+ |
| North Vancouver | 30 min (transit) | Families Active Individuals | Hiking/biking /skiing/snowboarding trails. Kayaking/sailing/ windsurfing at the coves. | Rental housing rooms and apartments | Studio/1-Bedroom: \$900-\$1,500+ 2-Bedroom: \$1,800+ |
| Vancouver West (Kerrisdale, Kitsilano, Point Grey) | 15-20 min (transit) | Families Post-secondary students (Moderate-high income) | Quiet, safe neighborhood, small cafes, bakeries, boutiques, grocery stores | Rental housing rooms and apartments | Studio/1-Bedroom: \$900-\$1,500 2-Bedroom: \$1,600-2,400+ 3-Bedroom: \$2,500+ |
| Richmond | 25 min (transit) | Families | Cheap restaurants, malls, huge grocery stores, easy access to public transit | Rental housing rooms and apartments | Studio/1-Bedroom: \$900-\$1,500 2-Bedroom: \$1,600 3-Bedroom: 2,000+ |
| Vancouver East/Burnaby (Metro Vancouver Districttown, Main St. Commerical Drive) | 25 min (transit) | Families Post-secondary students (Low income) | Affordable room rates, malls, small cafes, grocery stores, easy access to public transit | Rental housing rooms and apartments | Studio/1-Bedroom: \$700-\$1,000 2-Bedroom: \$1,400+ 3-Bedroom: \$1,800+ |

Don't worry if the first few places you visit don't meet your criteria or don't feel right, you will find something else! ☺

Accommodation Types

When looking for accommodation in Vancouver you will come across various types of accommodation. Below you will find an overview of these types and what to expect.

Private Bedroom: Ideally you would want to search for a private bedroom. This means you do not share your bedroom with anyone else. Often you will find a private bedroom in a shared apartment or house. Other facilities such as kitchen and bathroom are shared with other housemates.

Shared Bedroom: The word says it all, 'shared'. Sharing a bedroom with someone else. Usually a curtain separates the room in two spaces.

Living Room: Many landlords in Vancouver rent out the living room in order to decrease the tenants' rent and to create another room in the house. When you come across a 'Living Room' ad it literally means that they are renting out the living room. Should the kitchen and the living room be in the same space, then those are often separated by a curtain or something likewise. However, this always differs per situation.

In this case, when going for a viewing, ALWAYS ask if other housemates also use the living room or if it is your very own place. It sometimes happens that the living room – your room – is used by others too, for example, for eating, hanging out etc.

Den: A den is the smallest room in the apartment without any windows. This room is often used as storage space – or bedroom in this case. Should you be interested in renting a place as such, you might want to consider if there is a shared living room available, since the room is very small.

Solarium: Many apartments have a solarium; hence it is common for people to rent this out. A solarium is a tiny room in an apartment, which is completely surrounded by windows. Again, should you be interested in renting a place as such, you might want to consider if there is a shared living room available, since the room is very small. Below you will find a few examples of solariums.



Furnished/unfurnished: Most rooms that are offered are furnished. That means that you do not have to worry about finding yourself a bed and mattress or other furniture. However, hygienically wise, what we

advise is for you to get your own blanket, pillow and linen. You can buy those for a very reasonable price at **Army and Navy** in Gastown (36 West Cordova Street).

Should you be renting a place that is unfurnished, you can find much secondhand furniture on Craigslist and Kijiji. Or, have a look at the following Facebook groups:

- Irish and new in Vancouver
- German in Vancouver
- Swedes in Vancouver
- International travellers in Vancouver

Tips: When actually viewing a room there are some things you might want to keep in mind:

- Easily accessible by public transport?
- Shops/supermarkets in the area?
- Do housemates regularly have friends over?
- 420 friendly: the housemates tolerate marijuana smoking in or around the apartment
- Check if they have any pets
- Always ask for any additional costs such as utilities, internet, laundry, hydro etc.

Homestay: If you prefer to stay at a homestay, we can also help you to find a host family. We charge \$230 for the homestay registration fee and it will be \$35/night, it includes private room and 3 meals. It's a great way to get to know a local family, learn about the culture and be involved in family activities (i.e. going for a walk, playing board games, going to a park). It's another option for those that want to look for their own place: they stay in a homestay for the first month and during that time, they look for their own apartment or shared accommodation and move out from the second month. Homestay helps to settle yourself and be familiar with the city and the Canadian culture.

IF YOU JUST CAN'T FIND A PLACE COME INTO THE OFFICE OR E-MAIL US AND ASK FOR HELP!!!

Good luck on your accommodation hunt and please let us know when you get a place.