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 48 hours of the webinar.
Welcome Webinar:
Finding Off-Campus Accommodation

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Advisor, International Student Transition Support
UCalgary International Student Services
Dec 14, 2020
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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• iss@ucalgary.ca
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
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
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 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](https://www.alberta.ca/isolation.aspx)
  - Alberta Health Services Isolation Information: [https://www.albertahealthservices.ca/topics/Page16997.aspx#trav](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.


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.


• For more information about this program, visit the Government of Alberta's website [https://www.alberta.ca/international-border-pilot-project.aspx](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

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](ucalgary.ca/wellness-services)

- **Emergency: 911**
  - Fire, Ambulance, & Police
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/ancilliary/residence](https://www.ucalgary.ca/ancilliary/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](https://ucalgary.ca/student-services/iss/resources/housing)

• **You must make these arrangements before you travel**
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](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
  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!
What should I consider when choosing a neighbourhood or rental accommodation?

• Budget
• 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 is an average cost? What are some expenses to plan for?

### Apartment type

<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>
</tr>
</tbody>
</table>


**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/)
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 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/](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.

Source: [https://www.landlordandtenant.org/roommates-and-subletting/](https://www.landlordandtenant.org/roommates-and-subletting/)
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 supports are available to help understand about renter rights/responsibilities?

Some useful resources to get insight on rights and responsibilities:

- https://www.landlordandtenant.org/
- Student Legal Assistance (UCalgary): http://slacalgary.com/
Other Welcome Webinars

• How to Prepare for Your Arrival in Calgary during the Covid-19 Pandemic: Tuesday, Dec. 8 (9 am MST)
• Finances and Planning for the Year Ahead: Monday, Jan. 18 (9 am MST)
• Finding Off-Campus Accommodation: Monday, Dec. 14 (9 am MST)
• Healthcare & Insurance in Alberta: Tuesday, Dec. 15 & Jan. 19 (9 am MST)
• Navigating Culture Shock: Tuesday, Jan. 26 (10 - 11:30 am MST)

• https://ucalgary.ca/student-services/iss/resources/international-student-orientation
Other Ways to help make your adjustment to UCalgary studies as smooth as possible:

• ISS Immigration & Resources & the New International Student Checklist
  • Attend other Welcome Webinars

• Request an International Student Mentor! It’s free!

• Review the International Student Orientation on-demand content throughout December! Includes short videos and advice from staff across campus specific for you.

• Attend the live orientation panels (through Zoom):
  • New International Students Studying from outside Canada
    • Thursday, January 7, 2021, 9:30 – 10:30 a.m. (MST)
  • New International Students Studying in Calgary
    • Thursday, January 7, 2021, 11 a.m.- 12 noon (MST)
  • Virtual New Student Orientation (UCalgary Student Panels)
    • Friday, January 8, 2021; 10:30 – 11:30 a.m. (MST)

• Attend live social events (through Zoom)- next slide

• Learn more at: https://ucalgary.ca/student-services/iss/resources/international-student-orientation
Orientation Social Events

• ISS is hosting remote Welcome Social Events—these will provide an opportunity to meet others, socialize, and start building community regardless of where you are located!

• You’ll also get a chance to learn more about different social events through other UCalgary offices.

• **Sign-up for one, two, or all three, based on your availability.**
  
  • Wednesday, January 6, 2021: 9-10 a.m. MST
  
  • Wednesday, January 6, 2021: 4-5 p.m. MST
  
  • Thursday, January 7, 2021: 4-5 p.m. MST
  
  • Check the [ISS Events Calendar](#) to learn more and register.
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
Questions?

Please type them in the chat box.