



# GUIDE TO TORONTO HOUSING

## WELCOME EXCHANGE STUDENTS!

If you're preparing to come to Ryerson University, then one of the first things you should be planning for is your living arrangements. Toronto is a large, beautiful city with many different neighbourhoods and apartment styles to suit every type of lifestyle. Since Ryerson cannot secure accommodations on your behalf, this handbook is meant to be a comprehensive resource list to get you started on your housing search. Please note that given the high demand for apartments (particularly short-term rentals) in Toronto, you should be planning for living arrangements as soon as you obtain your Offer of Admission from Ryerson.

It is your responsibility to arrange your own accommodations while at Ryerson. RI cannot find accommodations for you, but can offer advice on locations and resources. We encourage you to research your accommodation options well in advance of arriving in Toronto. You may even be able to secure accommodations before arriving. If you do not secure something before arriving, please ensure that you have at least a week (or more) when you first arrive to dedicate primarily to finding accommodations.

Remember that Ryerson International is here to assist you in planning for your exchange. If you still have questions after reviewing the information in this handbook, please feel free to email [RIHELP@RYERSON.CA](mailto:RIHELP@RYERSON.CA) or check out the Useful Contacts at the end of the guide for more information.

# ACCOMMODATIONS HANDBOOK

## COSTS OF LIVING

With all the advantages that come with being situated in a metropolitan city like Toronto, there are some small associated costs, most importantly, that of living close to Ryerson campus. Your monthly costs will largely be dictated by the location of your housing and your choice of lifestyle. The costs below are intended as a guide for average prices of accommodation and related expenses.

Keep in mind that you will be spending a larger sum of money when you first land in Toronto on things like furniture, linens and textbooks. Factor this into your budget!

COSTS OF RENT IN THE DOWNTOWN AREA		RELATED COSTS	
NUMBER OF BEDROOMS	AVERAGE COST	EXPENSE	AVERAGE COST
Bachelor	\$750 to \$1100 per month	Groceries	\$150 to \$350 per month
1 Bedroom Apartments	\$850 to \$2500 per month	Utilities (Hydro [Electric], Water and Heating)	(If not included in rent) \$50 to \$125 per month*
2 Bedroom Apartments	\$1000 to \$3000 per month	Telephone/ Cell Phone	\$30 to \$60 per month depending on plan. Factor in long distance charges if necessary
3 Bedroom Apartments	\$1200 to \$3700 per month	Internet	\$75+ for installation \$20 to \$50 per month for very basic service
		Public Transit	\$3 per trip \$112 for monthly pass
		Miscellaneous	\$100 to \$200 per month depending on lifestyle
		Average Lunch	\$5 to \$15
		Mixed Drink at Bar or Club	\$5 to \$12 per drink

\*NOTE  
Utilities are typically included in the rental amount. However, some rental agreements may only cover one or two utilities. Costs for these services depend on the amount of usage. It is up to you to keep track of this and be aware of the rates associated with high use (i.e. heating in the winter).

## SHORT TERM ACCOMMODATIONS

Students typically coming to Toronto in late August stay in temporary accommodations until their September move-in date. There are plenty of short-term hostels and hotels near Ryerson campus, many just a short walk away from many of Toronto's main attractions!

Do your research before making a booking as quality varies greatly between different establishments. Many visitors find tripadvisor.ca (or similar websites) to be a good source of reviews on local accommodations. You can also use travel review websites to find listings of nearby hotels, hostels and B&Bs.

If you require short-term accommodations upon arrival in Toronto, we encourage you to make a reservation before arriving and to research how you will get there from the airport. After a long trip, you do not want to have to figure out accommodations in an unfamiliar and foreign city. When making your reservation, consider not only the price and the reviews, but also the location and what is (not) included in the price.

# HOSTELS

## CANADIANA BACKPACKERS INN

42 Widmer Street, Toronto. Voted best hostel and best located hostel in North America for several years.

ROOM RATE \$31 and up.

PHONE 416.598.9090 or 1.877.215.1225 (toll-free)

EMAIL [info@canadianlodging.com](mailto:info@canadianlodging.com)

WEBSITE <http://www.canadianlodging.com/>

## THE ONLY BACKPACKER'S INN

968 Danforth Ave, Toronto

ROOM RATE \$25 - \$27 and up.

PHONE 416.463.3249 or 1.855.463.3249 (toll-free, Canada and USA only)

EMAIL [backpackers@theonlycafe.com](mailto:backpackers@theonlycafe.com)

WEBSITE <http://theonlyinn.com>

## BACKPACKERS ON DUNDAS

126 Chestnut Street, Toronto

ROOM RATE \$24 - 26 and up

PHONE 1.888.799.7225

EMAIL [info@backpackersondundas.com](mailto:info@backpackersondundas.com)

WEBSITE <http://www.backpackersondundas.com/EN/Default.aspx>

## HOSTELLINGINTERNATIONALTORONTO(HI-TORONTO)

76 Church Street, Toronto. Won Certificate of Excellence, 2014 from Trip Advisor.

ROOM RATE \$27-30 and up for non-members; \$22-25 with membership

PHONE 416.971.4440 or 7.811.848.8737 (toll-free)

WEBSITE <http://www.hostellingtoronto.com>

## PLANET TRAVELER

357 College Street, Toronto. One of the most eco-friendly hostels in Canada.

ROOM RATE \$31 and up.

PHONE 647.352.8747

EMAIL [planettravelerhostel@gmail.com](mailto:planettravelerhostel@gmail.com)

WEBSITE <http://theplanettraveler.com/>

## ALL DAYS HOSTEL

5 Selby Street, Toronto

ROOM RATE \$27 and up

PHONE 647.955.2601

EMAIL [info@alldayshostel.com](mailto:info@alldayshostel.com)

WEBSITE <http://www.alldayshostel.com>

For B&Bs in Toronto, a comprehensive list can be found at [BBCanada.com](http://BBCanada.com)

# ON-CAMPUS

Ryerson has limited on-campus accommodations. **These are only available to students participating in exchange for the full academic year (September to April).** Spots have been allocated in our student residences for those who meet this eligibility requirement. [Click here](#) for a full list of residence buildings.

- <sup>a</sup> International Living and Learning Centre (ILC)
- <sup>a</sup> O'Keefe House (OKH)
- <sup>a</sup> Pitman Hall (PIT)

All are conveniently located on campus and close to many amenities such as grocery stores, gyms and transportation links. A useful chart for comparing all of the buildings is also available [here](#).

Although living on campus is not the least expensive option, there are many advantages for new international students. There are many services and activities to assist new students to make friends, become familiar with Ryerson and Toronto, and particularly the university academic environment. Staff members on each floor are available 24 hours a day. Please be aware that living on campus requires purchasing a meal plan for food from a variety of cafeterias and restaurants on campus, which incurs additional costs beyond the traditional residential fees.

The online application portal can be found [here](#).

Please note you will need to make a \$400 CAD initial payment with your application in order for it to be considered for placement. Should you have any questions or require further information, please contact Student Housing Services at [housing@ryerson.ca](mailto:housing@ryerson.ca).

# HOUSING OPTIONS

## OFF-CAMPUS

Since residences on campus are limited, many exchange students choosing to study at Ryerson prefer to look at off-campus housing options. Many of these are located exceptionally close to campus, and are often more cost-effective.

### STUDENT RESIDENCES

There are plenty of residences located near Ryerson campus as well. Benefiting from mainly dorm-style living arrangements and a student-friendly environment, these buildings are great options for inbound students to meet other students (both international and Canadian!) and develop a sense of community. These residences also cater to students in other ways, often providing furniture at an additional cost or organizing trips around town.

#### NEILL-WYCIK

By far the most preferred accommodation choice, Neill-Wycik is an independent cooperative residence across the street from the main Ryerson campus. Although popular and lively, it has received mixed reviews from former exchange students, with particular emphasis on cleanliness. Exchange students who will be arriving in Toronto for the Fall Term only are strongly encouraged to request a "New Member Application" form for Neill-Wycik and apply as soon as possible.\*

#### CONTACT INFORMATION

Noreen- Housing Coordinator  
Tel: 416.977.2320 ext 3019  
96 Gerrard Street East, Toronto, Ontario, M5B 1G7  
E-mail: [housing@neill-wycik.com](mailto:housing@neill-wycik.com)  
Website: [WWW.NEILL-WYCIK.COM](http://WWW.NEILL-WYCIK.COM)

#### CAMPUS COMMON

Campus Common is an unfurnished student apartment complex in the heart of downtown Toronto, across from Ryerson's own Kerr Hall. A number of options are available including single, double and triple occupancy rooms. Please note that while accommodations are only available for a full academic year, some sublets may become available as students leave. Contact the rental office for more information.

#### CONTACT INFORMATION

Tel: 416.593.1800  
50 Gerrard Street East, Toronto, Ontario, M5B 1J6  
E-mail: [living@campuscommon.ca](mailto:living@campuscommon.ca)  
Website: [WWW.CAMPUSCOMMON.CA](http://WWW.CAMPUSCOMMON.CA)

#### CAMPUS CO-OPERATIVE RESIDENCE

Campus Co-operative Residence is a self-funded, student led housing co-operative located within walking distance to Ryerson University. Located in a safe, student-friendly neighbourhood with excellent transportation links, it is also very affordable. Accommodations are only available for a full academic year (two terms).

#### CONTACT INFORMATION

Tel: 416.979.2161  
35 Huron Street, Toronto, Ontario, M5S 2G5  
E-mail: [inquiries@campus.coop](mailto:inquiries@campus.coop)  
Website: [WWW.CAMPUS.COOP](http://WWW.CAMPUS.COOP)

#### TARTU COLLEGE

Tartu College is a student residence typically catering to University of Toronto students. However, if rooms are available, other university and college students may be accepted after July 1st. The residence is close to transportation links and is located in a student-friendly area, with many bars and eateries within walking distance. Please note that this accommodation option is only available for students committing to a full academic year.

#### CONTACT INFORMATION

Tel: 416.925.9405  
310 Bloor Street West, Toronto, Ontario, M5S 1W4  
E-mail: [info@tartucollege.ca](mailto:info@tartucollege.ca)  
Website: [HTTP://WWW.TARTUCOLLEGE.CA](http://WWW.TARTUCOLLEGE.CA)

#### \* IMPORTANT NOTE

Neill-Wycik applicants are typically placed on a waiting list. It is completely normal for this list to reach into the hundreds. Not being highly placed on this waiting list is not cause for alarm. Many of those ahead are requesting to stay for the summer, or will drop out near September if they find other accommodations.

# PRIVATE RENTALS

While private accommodation may be found in Toronto upon arrival, appropriate and affordable options can be very difficult to come by, particularly during the late August/early September "Back to School" period. Also keep in mind that, in Toronto, a standard private residential lease is one year in length – inexpensive, short-term (4 – 6 months) accommodation is generally difficult and/or expensive to arrange. If you choose to go this route, it will require quite a bit more work (time and energy) from your end. If you choose to search for private accommodation you may want to consider arriving in Toronto 1-3 weeks prior to the semester start date in order to have sufficient time to secure convenient and affordable accommodations. Please see below for some great resources and planning tools.

Finding accommodations in Toronto can be quite a daunting task. The University of Toronto has put together [videos](#) to assist in this process. The videos are quick and informative. Make sure you check them out in the early stages of your search.

\*Note: When looking for private rentals prior to your arrival in Toronto be wary of committing to anything before you have actually had a chance to visit the site (which is why we recommend arriving a few weeks in advance). Depending on the type of rental property, this may be possible, but requires extra caution (see SCAM section below).

Many other websites are available to students looking for apartments. Most commonly used are:

- [Places4Students](#)
- [Viewit.ca](#)
- [Kijiji](#)
- [Craigslist](#)
- [Canada Homestay International](#)

## ACCOMMODATION CHECKLIST

Ryerson University's Housing Services provides students with a great checklist to utilize while searching for apartments. Be sure to review it before beginning your search.

<p><b>LOCATION &amp; GENERAL QUALITY</b></p> <p>Is Ryerson easily accessible by walking or transit?</p> <p>Is the area well lit? Try to visit at night to get a better idea of the area.</p> <p>Is it near grocery store, laundromat (if needed), parks / recreation (if needed)?</p> <p>Is the outside and inside of the building / apartment clean and kept in good shape? (Check for signs of infestation!)</p> <p>Is there parking available (if required)? If so, at an extra cost?</p>	<p><b>SAFETY / SECURITY</b></p> <p>Are door locks adequate and working?</p> <p>Is there a door scope or window?</p> <p>Is a doorbell necessary and working?</p> <p>Is there adequate outside lighting?</p> <p>Do smoke detectors work?</p> <p>Are all windows intact? Lockable?</p> <p>Are fire exits clearly marked?</p> <p>Does each bedroom have its own lock (if required - ie. shared accommodation)?</p>
<p><b>RENT / UTILITIES</b></p> <p>What is the rent amount? Is it due on a per week / month basis? What day of the month is it due?</p> <p>Is there a lease? If so, for how long?</p> <p>Does the lease allow subletting?</p> <p>Who (landlord or tenant) is responsible for:</p> <ul style="list-style-type: none"> <li>• heating bill?</li> <li>• water bill?</li> <li>• hydro bill?</li> <li>• cable bill?</li> <li>• garbage / recycling?</li> </ul>	<p><b>HOUSEHOLD UTILITIES</b></p> <p>Does the tenant have control over heating?</p> <p>Does the heating work?</p> <p>Are overnight guests allowed?</p> <p>Who is responsible for lawn maintenance? (If tenant, will tools be supplied?)</p> <p>Who is responsible for snow removal (A big Canadian winter problem!)? (If tenant, will a shovel be provided?)</p> <p>Are laundry facilities provided? (If yes, is there an additional charge?)</p> <p>Where is the fuse box / breaker box located?</p>
<p><b>KITCHEN</b></p> <p>Is there a working fridge?</p> <p>Is there a working stove?</p> <p>Is there suitable water pressure?</p>	<p><b>BATHROOM</b></p> <p>Does the toilet flush properly?</p> <p>Does the shower have pressure?</p> <p>Are any of the walls / ceilings cracking? (If yes, do the cracks leak?)</p>

# RENTAL AGREEMENTS & TENANT RIGHTS

When you rent an apartment, your landlord will usually ask you to sign a rental agreement, commonly known as a “lease”. Ontario law governs rental agreements in this province. For more information on this legislation (including important outlines of lease terms), please visit the [CMHC website](#). Both tenants and landlords have rights and obligations to the other and to the property, whether you put these down on paper or not! However, a written agreement where everything is specified clearly is always in the best interest of both parties.

## RENTAL AGREEMENT TEMPLATE (IMPORTANT COMPONENTS)

Rental agreements vary between different properties and landlords. The Ontario government provides the following [template](#) for use. You can expect a typical rental agreement to stipulate the following terms:

The names of the landlord and tenant(s)	The amount and terms of the deposit, if applicable
The address of the rental property	Which repairs are your responsibility and your obligation to do repairs at the request of the landlord
The agreed upon monthly rent, with or without utilities, parking, cable	The term of rental period, typically one-year (month to month, or week to week)
When the rent is due, for example, on the first day of each month	The notice period that the tenant is required to give when terminating a tenancy, such as, 60 days’ notice to terminate

### Subletting rules

- ª Specific restrictions, such as no boarders, pets, smoking, etc.
- ª Terms for dispute resolution: late payment, damage and repairs, eviction
- ª Emergency contact information for tenant and landlord (include phone and email)

### \*IMPORTANT NOTE

Tenants are not responsible for normal wear and tear on the premises during the tenancy. The landlord should be taking care of this and general upkeep. Make sure you make an [Inspection Report](#) when you move in, have the landlord sign it and keep it in a safe place. When you move out, it helps determine the move-in condition of your residence. If there are damages to your apartment prior to moving in, it may be best to take photos to compare at the end of your rental agreement.

# SCAMS

There are many scam advertisements on popular websites such as Kijiji and Craigslist. “Landlords” employing this scam are trying to get money from you (the prospective tenant) for an apartment that they are in no legal position to rent. The apartment might be real or fictitious – don’t be fooled by pictures or real addresses. The last thing we want new exchange students to rush into is a false rental agreement!

Follow your intuition – don’t let your guard down when apartment hunting. If something feels wrong, the application feels rushed, or the ad is simply too good to be true, it might just be. Common red flags for these scams are:

1. **You’re asked to send money without meeting the landlord or actually physically seeing the apartment.** Why pay for something you haven’t seen for yourself? Make sure the landlord is willing to let you view the apartment before any money changes hands. Following this rule will guard you against 99% of scams on these websites; Many of them require you to email a different email address than the one supplied on the listing, and/or involve the owners suddenly having to leave Canada to work abroad.
2. **The landlord seems too eager to lease the apartment to you.** Many landlords want more information on your background (including how long you’re in Toronto, if you’ve rented previously, etc.). If a landlord doesn’t seem interested in any form of tenant screening or appears too eager to negotiate the rent and other lease terms with you, it could be a scam.
3. **You’re asked to pay an unusually high security deposit or too many upfront fees.** Typically, tenants are asked to pay first and last months’ rent as a deposit on the property. Anything more than this can be deemed excessive and should alert your suspicions.
4. **You feel pressured to rent out the property.** These scam artists typically play on emotions associated with renting out an apartment for the first time – excitedness, unfamiliarity with the neighbourhood or city – in order to rush you into a payment. Take your time and don’t enter into an agreement unless you’re 100% comfortable with the rental agreement and lease terms.
5. **The landlord doesn’t require you to have a lease.** Yes, it is legal in Ontario to enter into a rental agreement without a formal lease. This route isn’t very typical and should be avoided if possible. Rental agreements clearly outline responsibilities for both parties and can protect you should a problem arise. Always request an agreement be signed and check it over carefully before committing to it.

## TIPS TO AVOID SCAMMERS

- <sup>a</sup> Google the contact email or telephone number listed on the advertisement.
- <sup>a</sup> Google a sentence or part of a sentence used in the email.
- <sup>a</sup> Check rental rates in the same area. If the price is too good to be true, it usually is.
- <sup>a</sup> Are you speaking directly with the landlord or property manager? Only they have the authority to rent out an apartment to you.

## THINK YOU'VE BEEN SCAMMED?

Report to the [Canadian Anti-Fraud Centre](#) for more information on:

• [What to do if you've been scammed and tips for minimizing damage](#)

• [Reporting a scam and getting help with your situation](#)

# NEIGHBOURHOOD GUIDE

## THE GUIDE

Toronto is a city made up of many smaller communities, or neighbourhoods. These areas feature different features and attractions that arise based on their different ethnic and historical backgrounds. We've developed a guide to some of the most popular areas in Toronto, to give you a hand in exploring the city and finding suitable & affordable areas to live in!

### \*IMPORTANT NOTE

We strongly recommend being in touch with Ryerson International prior to making arrangements through the private rental option. Please contact the Student Mobility Officer at [rihelp@ryerson.ca](mailto:rihelp@ryerson.ca) or call 416.979.5000 ext. 2611 for assistance.

# USEFUL CONTACTS

Have questions about **housing on campus or need someone to look over a rental agreement?** Contact Student Housing Services at [housing@ryerson.ca](mailto:housing@ryerson.ca).

Want more **information on searching for accommodations or neighbourhoods in Toronto?** Contact Ryerson International at [rihelp@ryerson.ca](mailto:rihelp@ryerson.ca).

For **all other enquiries**, feel free to contact your exchange coordinator here at Ryerson.



GOOD  
LUCK!

## CONTACT US

RYERSON INTERNATIONAL

[rihelp@ryerson.ca](mailto:rihelp@ryerson.ca)

(416) 979-5026 ext. 2611