

Housing

Living Off-Campus

June 2, 2023



campus life and engagement



McGill



Student Housing and
Hospitality Services
Service de logement
étudiant et d'hôtellerie



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Student Campus Life
Services & Engagement

Land Acknowledgement

McGill University is on land which has long served as a site of meeting and exchange amongst Indigenous peoples, including the Haudenosaunee and Anishinabeg nations. We acknowledge and thank the diverse Indigenous peoples whose presence marks this territory on which peoples of the world now gather.



Welcome!

Welcome to Off-Campus & Commuter Student Support from Campus Life & Engagement (CL&E) and McGill's Student Housing & Hospitality Office (SHHS)!

Today's Topics:

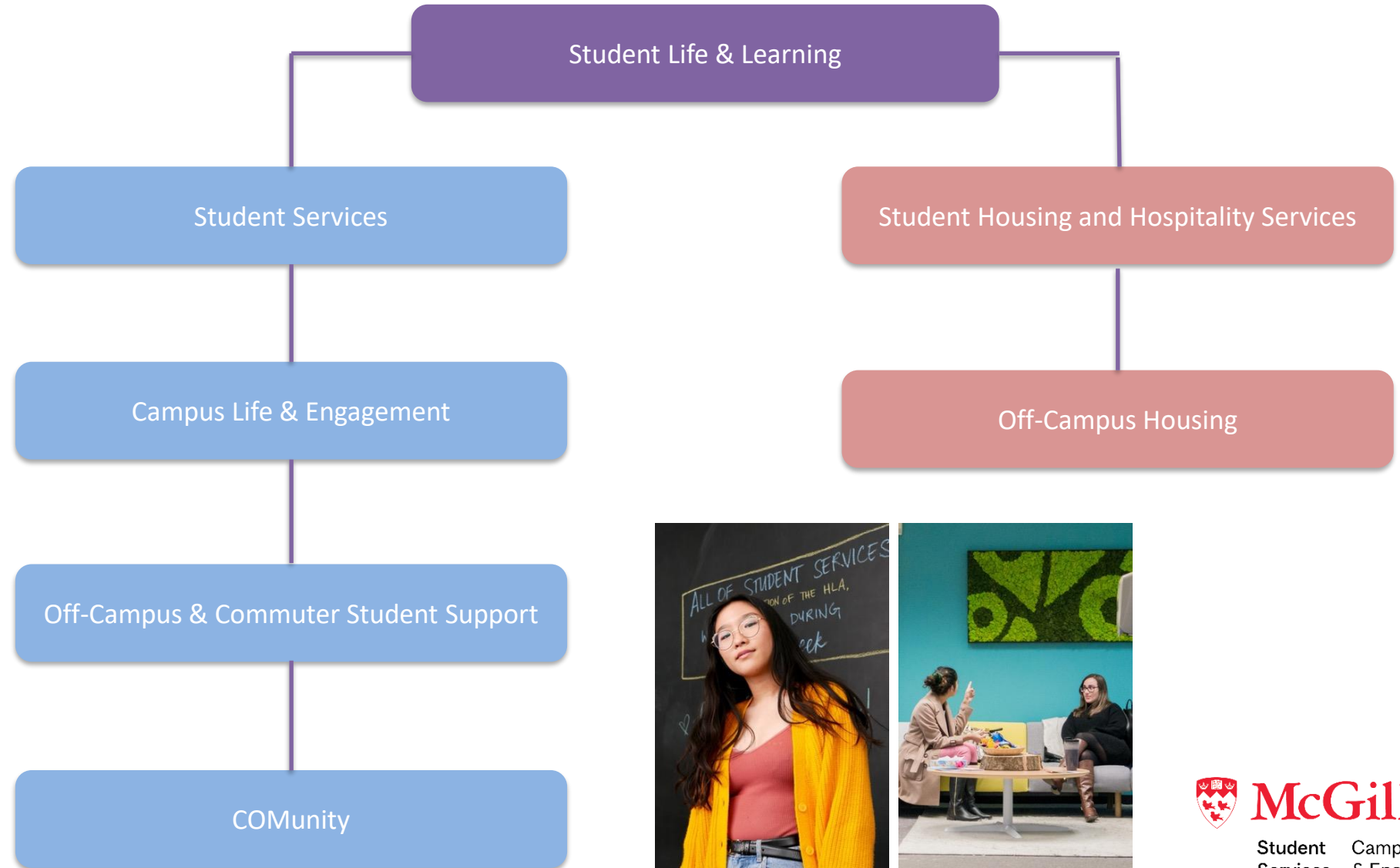
- Introductions
- Renting in Montreal
- Getting around town
- Resources for you
- Common Questions
- Q&A Session



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Student Life & Learning Network

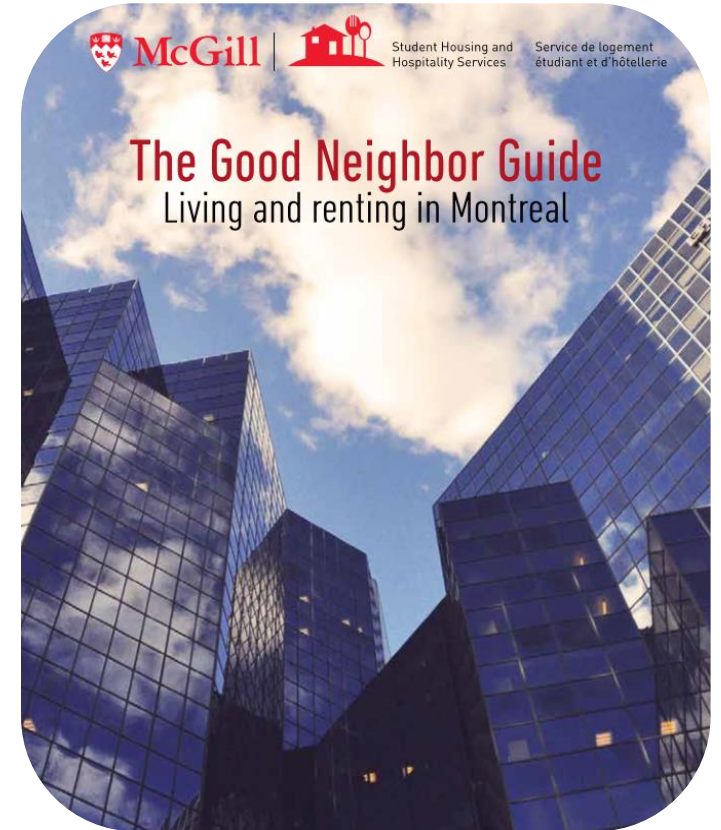


Renting in Montreal

- ⑩ Leases
- ⑩ Neighbourhoods
- ⑩ Rental Listings
 - When to look for listings
 - Precautions to take during the pandemic
- ⑩ Rent
 - Factors that influence rent
- ⑩ Being a Good Neighbour & Roommate Guide

The Good Neighbour Guide can be found at:

https://www.mcgill.ca/students/housing/files/students.housing/good_neighbor_guide.pdf



Types of Apartments

You will quickly notice that we use a unique way of identifying apartments here in Montréal.

Below you can see a quick guide to determining what type of apartment is being listed in an online listing:

1 ½

**STUDIO
(OPEN AIR)**

2 ½

**INCLUDES A
LIVING
ROOM, NOT
CLOSED**

3 ½

**1 CLOSED
BEDROOM,
LIVING ROOM
AND KITCHEN**

4 ½

**2 CLOSED
BEDROOMS,
LIVING
ROOM AND
KITCHEN**

5 ½

**3 CLOSED
BEDROOMS,
LIVING
ROOM AND
KITCHEN**





Visiting Apartments

What to look for when
you visit an apartment



The Apartment Checklist

- Are all the appliances functional?
- Are the security features functional? (smoke detectors, deadbolts, cameras, intercom, etc.)
- Do the windows and doors close properly? (Winter is a real thing here.)
- How is that water pressure from the faucets?
- Is there any indication of asbestos, mould, or other hazards?




REMINDER: You are **allowed** to ask questions to the landlords and current tenants, don't be shy! You will be living there after all!

Leases

- Rent is due on the first of every month
- Leases are renewed automatically unless you specify to your landlord that you wish to not renew the lease
- You have the right to refuse an increase in rent
- In Quebec, it is illegal for the landlord to ask for a deposit
- It is legal to require a cosigner for a lease if you have no income

- * Conditions may be specific to your rental agreement, and you should ALWAYS read your lease and any additional clauses thoroughly .



de logement

OGEMENT | EN DOUBLE EXEMPLAIRE

ET LE LOCATAIRE (ÉCRIRE LISTIEMENT)

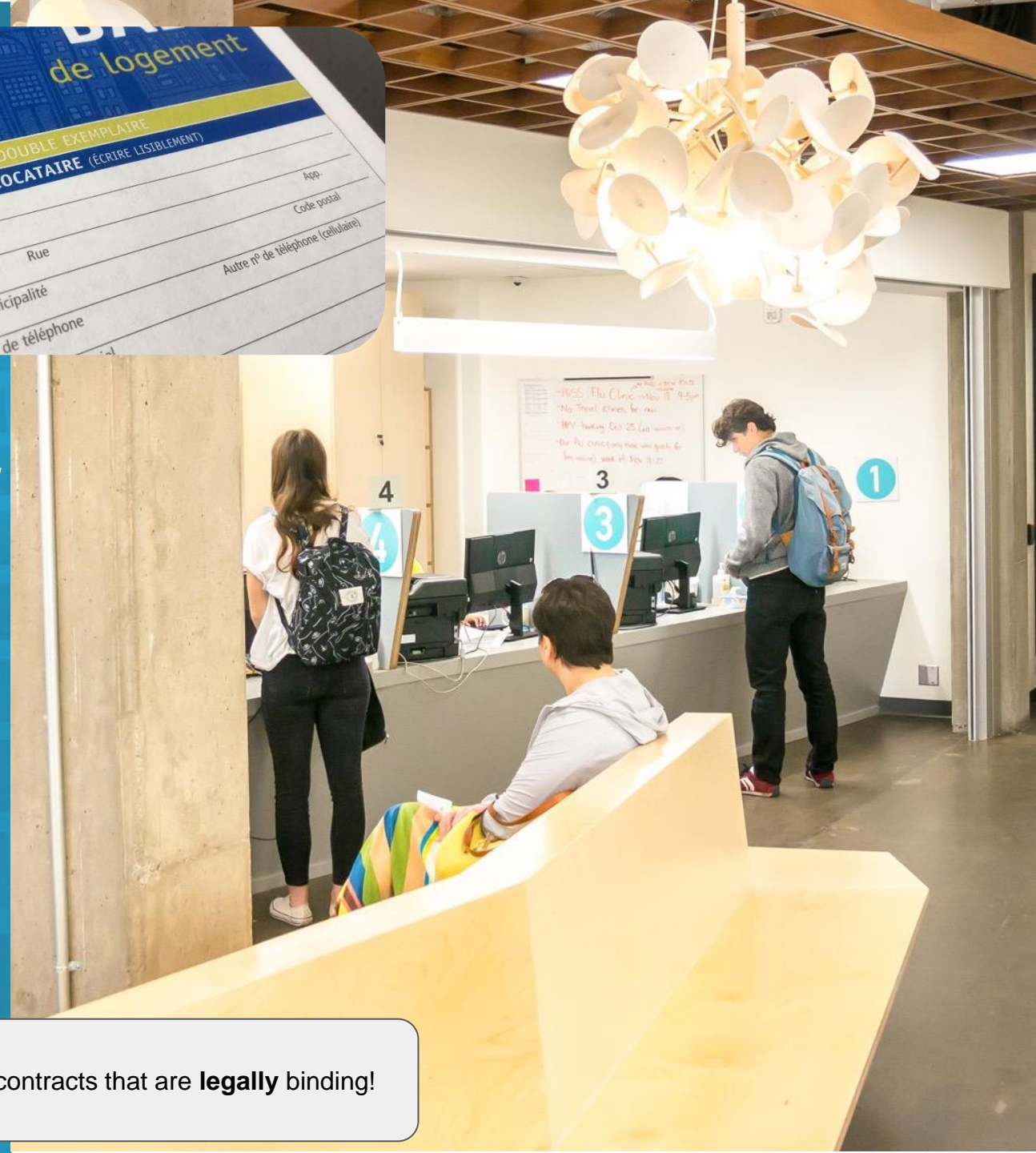
App. Code postal

Nom Rue

Municipalité

Autre n° de téléphone (cellulaire)

N° de téléphone



REMEMBER: Leases are contracts that are **legally** binding!

Sublets

- When the person who signed the lease intended to vacate the unit for a short time, it is possible to let someone else take the lease for a short-term
- You and the current tenant, not the landlord, must work out the arrangements with the subletter
- Subtenant can only stay for a specific period of time
- You remain responsible for the dwelling




Tribunal administratif
du logement
Québec



Notice of subletting of dwelling

This notice is given in accordance with article 1870 of the *Civil Code of Québec*. It must be sent to the lessor(s). The lessee must keep a copy of the notice and proof that the served notice was received.

Lease Transfers

*Tribunal administratif
du logement*
Québec 

Assignment of lease agreement

Between the assignor: _____
(Name of current lessee)

(Name of current lessee)

And the assignee: _____

(Name of prospective lessee)

(Name of prospective lessee)

- If the person who signed the lease does not want to complete the term that the lease is signed for, then they are able to re-assign their lease to someone else who wants to carry the rest of the lease out
- You and the current tenant, not the landlord, must figure out the terms of the rest of the lease with the departing tenant
- Be aware of your rights! Check out the [Quebec government website](#) on your rights as a lease-transferring tenant



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Legal Info 101

- Disclaimer: This is legal information, NOT legal advice! We are telling you what the law says, not what you should do in a specific dispute (only a lawyer can do that)
 - For general legal information, consult the Éducaloi page on rental housing: <https://educaloi.qc.ca/en/categories/renting/> (a government-sponsored resource)
 - You can also consult the Legal Information Clinic at McGill (licm.ca), a law student-run McGill service, for more specific information and/or referrals to legal assistance
- What are the rights and obligations of your landlord?
 - They must ensure your apartment is adequately maintained and that non-minor repairs are conducted within a reasonable timeframe
 - They cannot increase your rent **during** the term of the lease
 - They have the right to increase your rent **for a new lease** when your lease is up but must give you **notice** (1-2 months if your lease is for 12 months or less)
 - They must give **24 hours' notice** (written or verbal) before entering your apartment, except in emergencies



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Legal Info 101

- What are your rights and obligations as a tenant?
 - To keep your apartment clean and habitable and return it in the condition you found it
 - To make any minor repairs and notify your landlord promptly if significant repairs are needed
 - To not disturb your neighbors and fellow tenants with **excessive noise or disruptions**
 - To pay the rent according to the lease agreement and comply with all the other terms of the lease
 - As described in a previous slide, you have the right to sublet or assign your lease
- What are some other good things to know or look out for?
 - Be mindful of the information a landlord asks for: they **cannot** ask you for your social insurance #, credit card #, passport #, or anything about your citizenship or nationality
 - It is illegal for a landlord to **discriminate** on the basis of identity (race, sex, gender, sexuality, ability, citizenship, religion, etc) in housing
 - When in doubt, contact the LICM!



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Rental Listings

- McGill has partnered with Places4Students, the leading apartment listing service for students.
- They offer rental property searches for both the downtown and Macdonald campuses, student sublets, roommate profiles, and much more.



Call the Customer Support Team at:
1-866-766-0767 (toll-free in North America)
Email: admin@places4students.com

Where to Look

Looking for other resources outside of McGill? Check the following out:

- **Facebook groups**
 - [Apartments and Condos for Rent Montreal](#)
 - [Apartments for Rent Montreal](#)
 - [Apartments for Rent in Montreal](#)
- **Kijiji/Craigslist**
 - Be cautious of scams and possible fraud!
- **Apartment Hunting Website**
 - Kangalou
 - Rentals.ca
 - PadMapper



Tips for Rental Listings

- **Take your time!**
 - Listings don't usually open up until around 2 months before your desired start date
 - Searching too early or too late is not recommended (you won't have many options)
 - Explore your options and decide accordingly
- **Try not to get scammed**
 - Look for listings that have pictures
 - Ask for a virtual tour
 - Beware of promotional rates, ask for actual month-to-month rent
 - Refer to The Good Neighbour Guide





Factors That Influence Rent

1. Location (including proximity to public transit)
2. Utilities
3. Number of people sharing the apartment
4. Building amenities

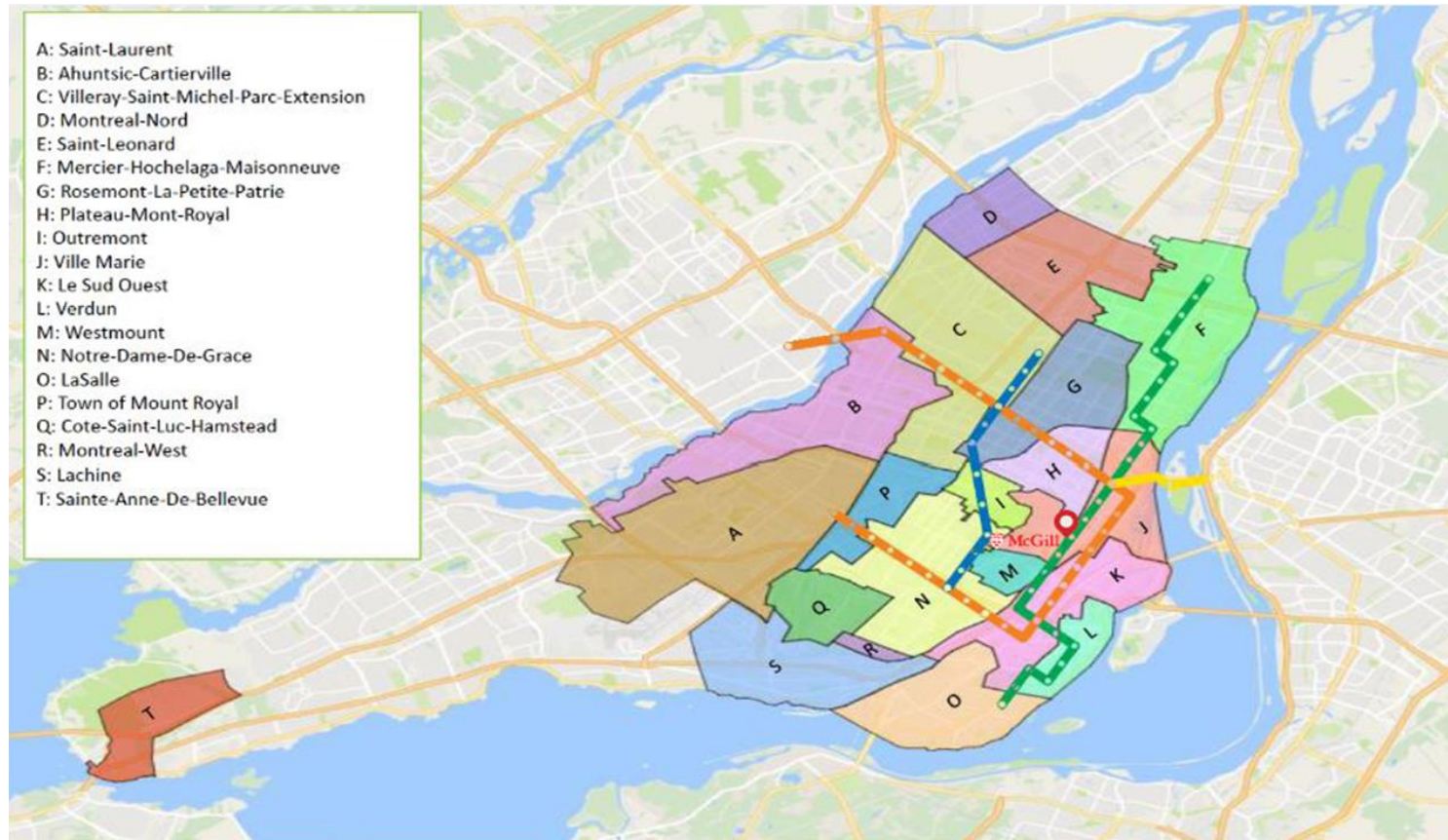


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Services aux étudiants

Boroughs or Arrondissements

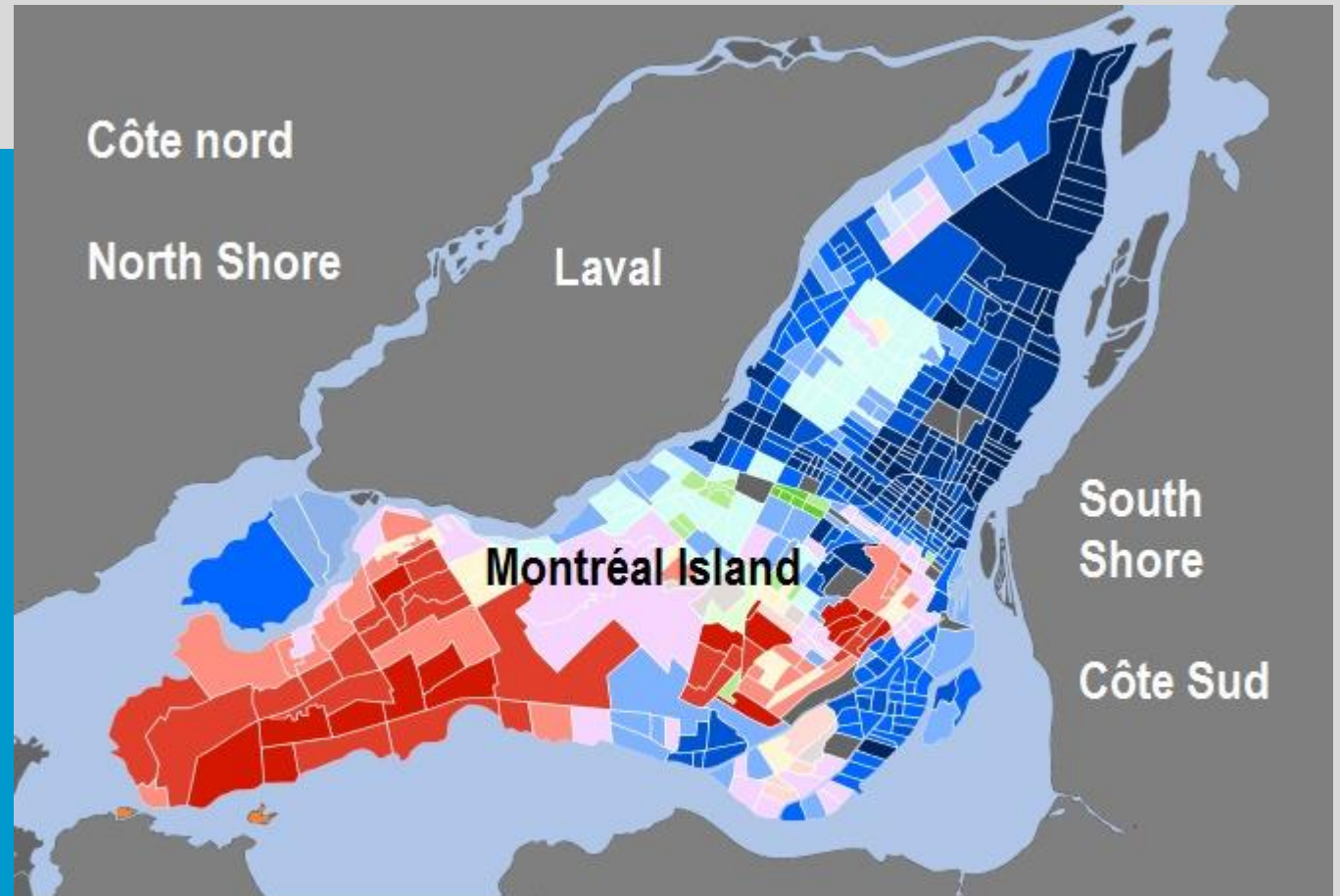
- Newcomers to Montreal who want to live closer to McGill are recommended to look for housing around Milton-Parc, Centre-Ville, or the Lower Plateau
- Newcomers to Montreal who are looking to save cost can look for places in Verdun, Notre-Dame-de-Grace (NDG), Hochelaga, or Villeray/Parc-Ex
- Family-friendly areas include NDG, Outremont, Westmount, Le Sud Ouest, and Rosemont /La-Petite-Patrie



Language

There is a general trend that the further West on the Island you are, the more English speakers you will encounter in your day-to-day activities.

There are also many pockets of the Island where languages other than French and English are quite common



Montréal and its surrounding suburbs. On Montréal Island itself; the darker the red, the more Anglophone, the darker the blue the more Francophone, the closer to green the more Allophone.

Photo credit creative commons

Being a Good Neighbour

& **RESPECT** – The number one rule

& **SAFETY** – Be aware of fire regulations and the emergency numbers for your area

& **NOISE** – Most areas in Montreal enforce quiet hours between 11pm and 7am and noise disturbances can result in fines and even arrest

& **GARBAGE AND RECYCLING** – Find out the garbage and recycling pickup for your address to avoid it piling up

& **CLEANLINESS** – Keep your apartment clean to avoid pests which can spread into neighboring apartments/buildings



Getting Around Town

- Metro
- Bus
- Bixi

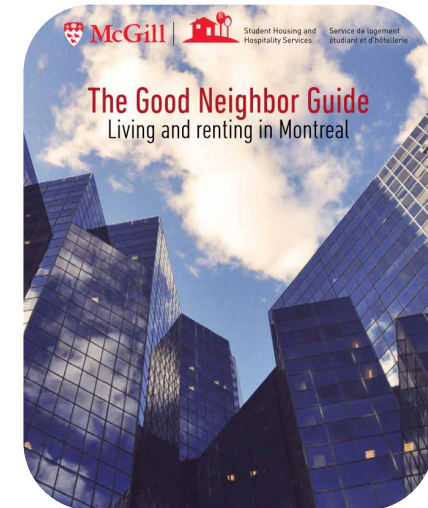


Did you know that you can order your reduced fare OPUS card directly in Minerva?
This gives you access to the reduced monthly pass for the STM network.



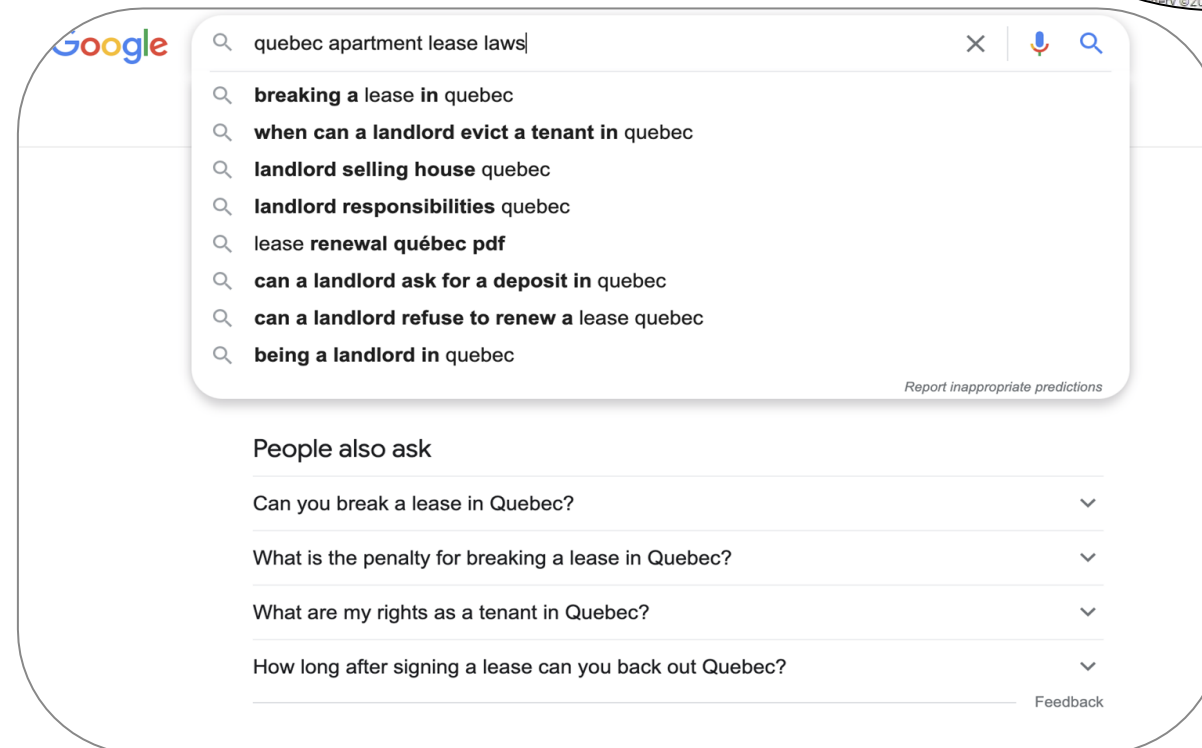
Where to find Advice?

- The Legal Information Clinic at McGill
- Tribunal Administratif du logement
- The Good Neighbour Guide



Top Tips

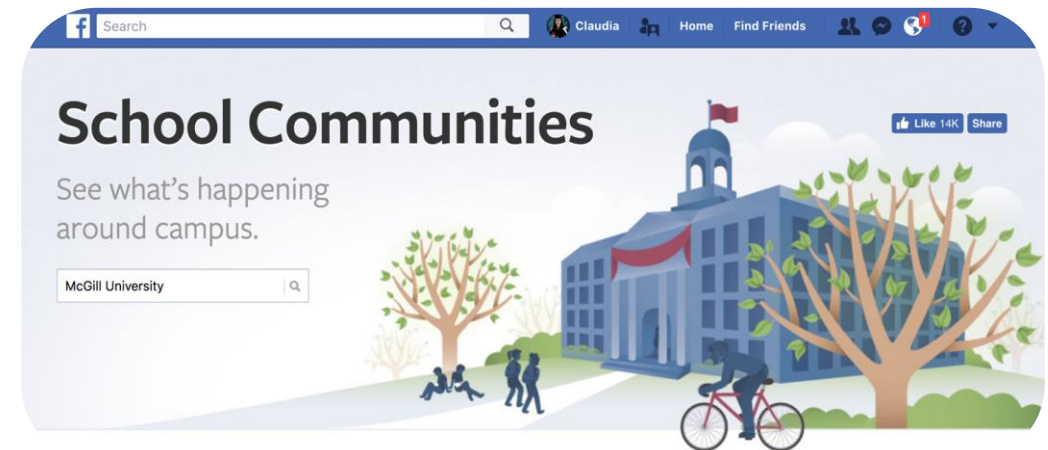
1. Google is your best friend
2. Don't hesitate to look outside of the McGill bubble
3. Familiarize yourself with your neighborhood





Resources to look into:

- McGill's Free & For Sale
- McGill's Events & Parties
- McGill Off-campus & Commuter Students
- Post Graduate Students' Society Group
- Post Graduate Students' Society Page
- Flat Bike Collective
- McGill Clothing Exchange
- Campus Life & Engagement
- Midnight Kitchen
- MORSL



Additional Resources



Contact Information:

Email: occss@mcgill.ca

Phone: 514-398-6913

Website: www.mcgill.ca/occss

Facebook: @COMunity

Instagram: [@commuters_mcgill](https://www.instagram.com/commuters_mcgill)

Facebook Group: [McGill Off-Campus & Commuter Students](#)



Questions?



WEB: www.mcgill.ca/occss
EMAIL: occss@mcgill.ca
PHONE: (514)-398-6913



**Student Housing and
Hospitality Services**

WEB: www.mcgill.ca/students/housing/
EMAIL: housing.residences@mcgill.ca
PHONE: (514)-398-6368



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Thank you and good luck!



www.mcgill.ca/occss | www.mcgill.ca/shhs



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