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VFS HOUSING SERVICE

VFS also offers a paid service for housing placements. Please contact us for more details.

If you'd like to use our Housing Service, there is a one-time, up-front fee. This fee is comparable to that of most housing agencies throughout the city.

VFS does not receive any funds associated with the housing contacts or housing coordinators.

Additional resources

VFS roommate board

vfs.edu/accommodation

Homestay

Vancouver Homestay International
Jacqueline Siebert - 604.929.9286
vhcanada@hotmail.com

Furnished student housing

Bell Accommodation Services
Marilyn Bell - info@bellacc.com
www.bellacc.com

Housing websites

<https://vancouver.craigslist.ca/search/apa>
www.kijiji.ca/h-vancouver
www.padmapper.com
www.rentersguide.com
www.amsrentsline.com
www.landlordbc.ca
www.247apartments.com
www.easyrent.ca
www.apartmentguide.ca
www.places4rent.com
www.aptrrentals.net
www.myidealhome.com
www.vanmates.com

Hotels & hostels

www.hostelworld.com
www.hihostels.ca
www.ywcahotel.com
www.ramada.com
www.studenthotel.ca
<https://ywcavan.org/hotel>
<https://www.patriciahotel.ca/>
<http://studenthotel.ca/gec-granville/>

Renting in Vancouver

- Vancouver rental market is very competitive. Landlords may not respond to every inquiry.
- Tenancy starts on the 1st of every month.
- Apartments are normally rented unfurnished. A stove and a fridge are standard fixtures.
- Rent usually includes heat and hot water.
- Some places have electro-heating system (heat is part of the electricity bill).
- You are typically financially responsible for:

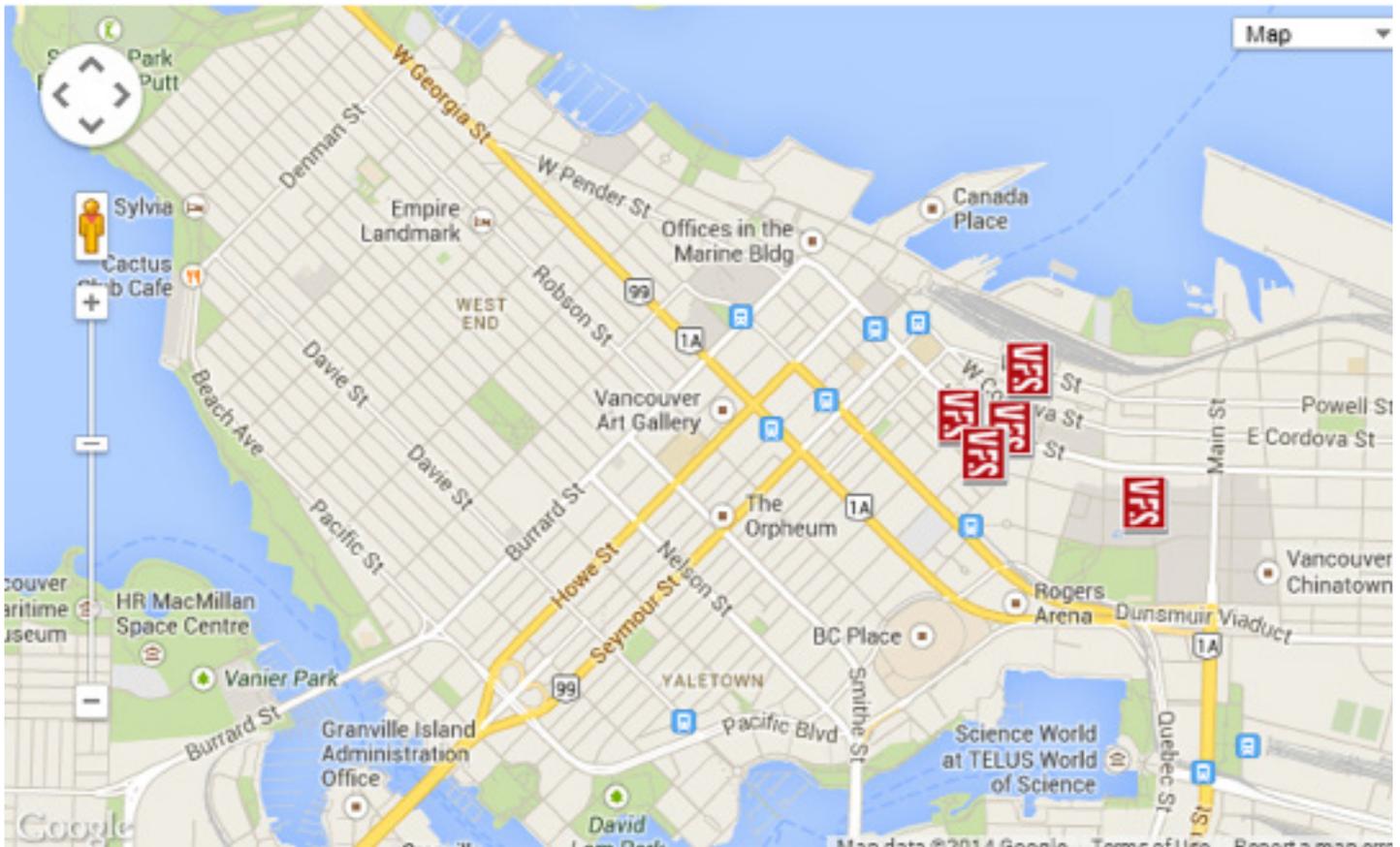
Electricity / hydro (\$40- \$60/month)
Internet (\$50 - 90/month)
Cable TV (\$50-80/month)
Coin Laundry (\$20/month approximately)

Vancouver neighborhoods

Explore the Vancouver neighborhoods: vancouver.ca/green-vancouver/areas-of-the-city.aspx

Remember to search for housing close to your VFS Campus. Find your campus here: vfs.edu/about-vfs#campuses

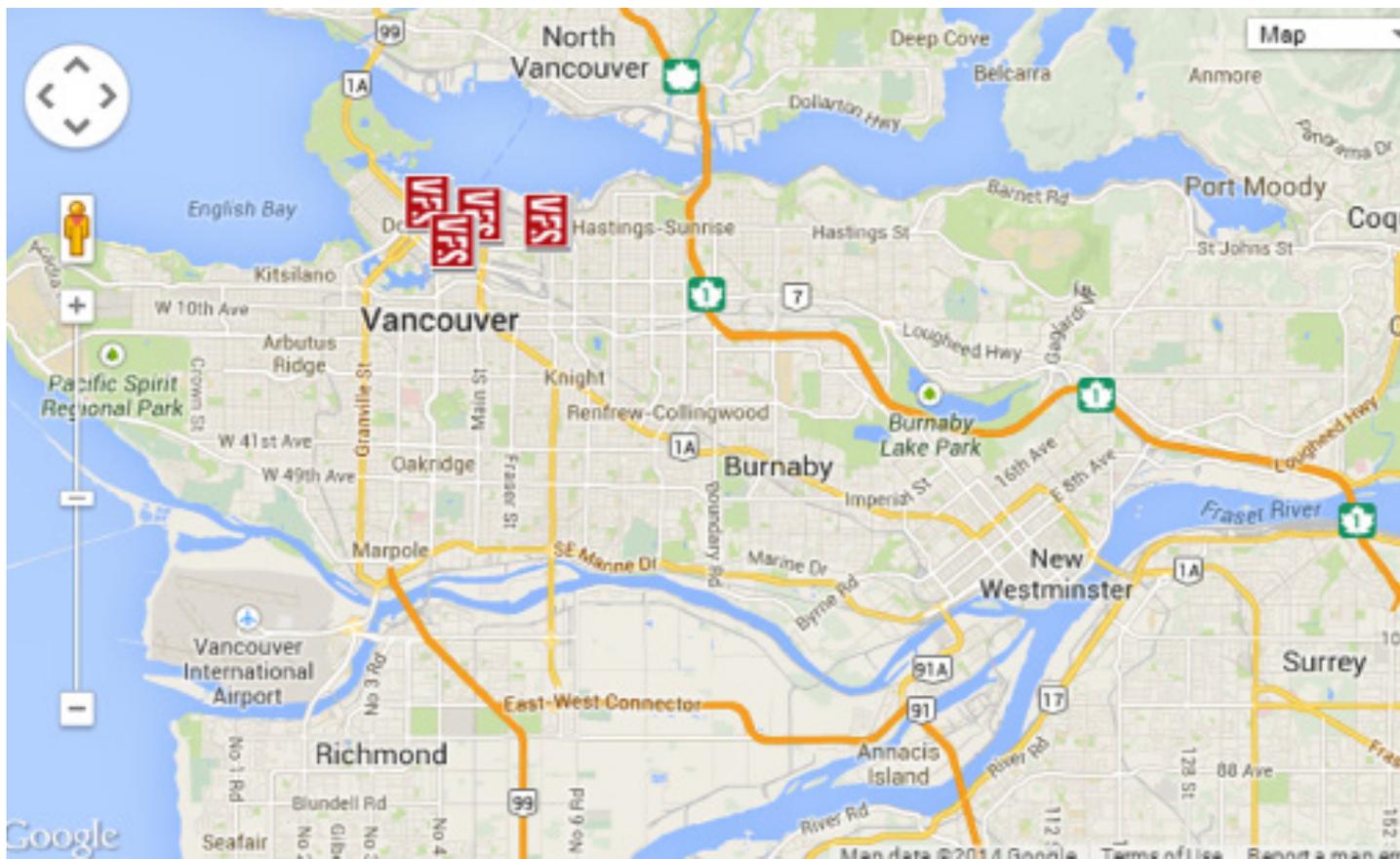
Downtown Vancouver - Please note that this is only a rough guide.



Area	Type	Unfurnished	Furnished	Note
Yaletown	Studio	\$1700 - \$1900	\$1900 - \$2100	Yaletown is a trendy neighbourhood, surrounded by swanky restaurants and pubs.
	One-bedroom	\$1900 - \$2400	\$2200 - \$2600 +	
	Two-bedroom	\$2700 +	\$3000 +	
West End	Studio	\$1400 - \$1600	\$1400 - \$1900	West End has older buildings and they are generally unfurnished.
	One-bedroom	\$1500 - \$1900	\$1800 - \$2400	
	Two-bedroom	\$2300 +	\$2400 +	
Coal Harbour	Studio	\$1600 - \$1800	\$2000 - \$2200	This neighborhood is dominated by high-rise offices and apartment buildings.
	One-bedroom	\$1800 - \$2400	\$2000 - \$2400 +	
	Two-bedroom	\$2700 +	\$3000 +	
Gastown	Studio	\$1600 - \$1800	\$1900 - \$2100	Gastown is a mix of "hip" and historic area. It has plenty of boutiques, nightclubs, old styled lofts and newly upscale housing.
	One-bedroom	\$1800 - \$2400	\$2000 - \$2400 +	
	Two-bedroom	\$2700 +	\$3000 +	

This material is intended to provide only general information and guidance. Although we make our best efforts to ensure that the information is accurate and timely, we cannot, and do not, guarantee that the information is always accurate. Do not, under any circumstances, rely on this information as legal advice. Legal matters are often complicated. For assistance with your specific legal problem or enquiry please contact us and we will direct you to a knowledgeable legal representative who will be pleased to determine if they can assist you.

Metro Vancouver - Please note that this is only a rough guide.



Area	Type	Unfurnished	Travel time (roughly)	Note
North Shore	Studio One-bedroom Two-bedroom	\$1100 - \$1200 \$1200 - \$1700 \$1350 - \$2200	Bus: 30 - 40 mins Sea Bus: 15 mins	North Shore includes North Vancouver and West Vancouver. Quiet suburb with wondrous nature. Bus fare zone - 2.
Kitsilano	Studio One-bedroom Two-bedroom	\$1150 - \$1300 \$1300 - \$2000 \$2200 +	Bus: 20 - 30 mins	An upmarket neighbourhood on the West Side of Vancouver. Bus fare zone: 1.
Burnaby & Coquitlam	Basement Suite One-bedroom Two-bedroom	\$950 - \$1200 \$1050 - \$1500 \$1200 - \$2200+	Bus: 30 - 40 mins Skytrain: 20 - 40 mins	Home to many industrial and commercial firms. Bus fare zone: 2 and 3.
Richmond	Studio One-bedroom Two-bedroom	\$900 - \$1100 \$950 - \$1300 \$1200 +	Bus: 30 - 40 mins Skytrain: 20 - 30 mins	A coastal city and also the fourth-most populous city in BC. Bus fare zone: 2.

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FAQ: Rights and responsibilities

1) *My landlord asked me to sign a tenancy agreement. I don't fully understand some of the terms or I have some doubts about it, should I still sign it?*

No. You should make sure that you understand what you are agreeing to. Read every word carefully; do not sign the agreement until you are sure about what it says. If you have any doubts, contact VFS Housing Services.

2) *What is an inspection report?*

The law in BC requires you to do a condition inspection report with the landlord when you move in and when you move out of your place. Your landlord must make sure your place is clean and that everything works – before you move in. However, don't just expect that your landlord will have done this. You should protect yourself by checking everything before you move in! If the place needs repairs or cleaning right away, give your landlord a list of what needs to be done in writing. Sign and date the list.

3) *The dishwasher (or other appliance) doesn't seem to be working, what should I do?*

- You must notify your landlord in writing when something needs to be repaired right away. Take photographs and get witnesses. Write down the date when you talked to your landlord and what they said. Keep a copy of the notice with you. If you don't notify the landlord and the problem gets worse, you could be held responsible. You are not responsible for reasonable wear and tear – that is, what happens over time with normal use. However, if you cause the damage beyond wear and tear, you are responsible for the damage.

- The landlord is responsible for making sure the place is safe; thus any repairs that are needed for your health and safety such as heating, plumbing, electricity, locks, walls, infestations and pests, and also anything that is included in your rent (fridge, stove...etc.) are the landlord's responsibility.

4) *Can I paint my walls or get rid of the carpet?*

If you want to make changes, you need permission from your landlord. If you make changes without their permission, you might have to pay to "restore" the place to its previous conditions.

5) *Can the landlord enter my suite without my presence?*

Your landlord is allowed to enter your place in an emergency such as a fire or flood. Your landlord is required to give you 24 hour written notice. They should provide you the exact date and time they want to come in, and the reason why. You may also give the your landlord permission to enter your unit for a particular reason.

6) *Do I have to get tenant insurance?*

Your landlord cannot make you buy tenant insurance unless it is a term in your tenancy agreement. However, you should have insurance to cover damage to your belongings. For example, there is unforeseen damage from a fire or flood. Your landlord is responsible for repairing damage to your unit but is not responsible for the cost of your belongings.

7) *Do I have to clean the suite when I move out?*

Yes, you must leave your place clean when you move out. You are responsible for the cost of repairing damage caused by you or your guests. The landlord is responsible for normal wear and tear. You might lose your security deposit if there is damage: if you owe rent or utility payments or if you leave the place dirty.

Vancouver Public Transportation

Monthly bus/Skytrain pass fare (adult)

- 1 Zone: \$93
- 2 Zone: \$126
- 3 Zone: \$172

We encourage you to find accommodation in Vancouver (Zone 1). To learn more about Vancouver public transport and the Compass system, please visit www.translink.ca



Important Resources

Tenant Resource Advisory Centre
Residential Tenancy Branch

tenants.bc.ca

rto.gov.bc.ca

Rental Properties Health and Safety Database app.vancouver.ca/rps_net/search.aspx

Frequently Asked Questions

FAQ: Leases

1) *I want to get out of my lease. What kind of notice do I need to give?*

You usually cannot break a lease by giving a one-month notice. The situation can become quite complicated. There are many things to consider prior to making such a decision. This is a conversation that you should have with your landlord.

2) *What are the consequences of breaking a lease?*

Legally, you could be responsible for all lost rent revenue for the balance of the lease period if the landlord is not able to find another tenant to move in. Most leases have a “liquidated damages” clause, which usually means you forfeit your security deposit or some other amount if you break the lease.

3) *Can I sublet my rental if I know someone who wants to take it over?*

It is very important to understand the difference between “subletting” and “assigning” the lease agreement. When a rental unit is assigned, the agreement is between the landlord and the new tenant. When it is sublet, the agreement is between yourself and the new tenant. The new tenant is a subtenant and you will actually be that tenant’s landlord. As well, you are still your landlord’s tenant. If your tenant damages the rental unit or doesn’t pay the rent, you will be responsible. You will need the permission from your landlord to sublet.

4) *My lease was up last month, can I just move-out without any notice?*

No. Most leases state that you must stay for a certain length of time, and after the lease ends, the rental will be month-to-month. It does not automatically terminate your rental. You need to give a full month’s notice in writing to your landlord prior to your desired leaving date. If you want to move out on the date that your lease expires, you will have to give notice one month prior to the lease ending date.