



LIVING OFF CAMPUS IN VICTORIA

Find temporary accommodation, if necessary.

- [Airbnb](#): \$45-\$239/night
- [Tourism Victoria](#) (hotels, inns): \$85-\$149/night
- [Ocean Island](#)
- [Turtle Hostel](#)
- [VRBO](#): \$63 - \$239/night

Learn about legal rights and responsibilities for tenants in British Columbia.

- [Residential Tenancy Branch](#) (RTB)
- [Tenant Resource & Advisory Centre](#) (TRAC)
- [RentSmart Course](#)

Learn about municipal bylaws and community standards in the Greater Victoria Region.

- [UVic Office of Student Life](#)

Explore your options.

- Which neighborhood in Greater Victoria? [District of Oak Bay](#), [District of Saanich](#), [City of Victoria](#)
- House, apartment, or suite? Live alone or share with roommates?
- Average monthly rental costs in Victoria.
 - Studio apartment: \$1323
 - One-bedroom apartment: \$1660 Two-bedroom apartment: \$2075
 - Room in shared house: \$800
- Furnished or unfurnished?
- Desirable features?

Search for available rentals.

- We recommend starting with these resources:
 - [Places4Students UVic Portal](#)
 - Connect with other students
- Other resources:
 - [Craigslist Victoria](#)
 - [Facebook Marketplace](#)
 - [Kijiji Victoria](#)
 - [Rentals.ca](#)
 - [Used Victoria](#)
 - Facebook Groups for Finding Housing:
 - [UVic Off campus housing](#)
 - [UVic Off-Campus Group](#)
 - [Victoria, BC Rental & Housing Market Resource](#)

Please be aware when using these and other free resources that rentals have not been inspected. Landlords, property managers, and potential roommates have not been interviewed or screened. To protect yourself, we recommend visiting rentals in person, asking lots of questions, making detailed notes to help you remember the conversation, and including all verbal agreements in a Residential Tenancy Agreement.

Visit rentals in person.

Please be aware that there are fake rental ads posted on websites like Craigslist, Kijiji, and UsedVictoria. If you are asked to send the landlord, property manager, or potential roommates any money before you can visit the rental in person, or before you sign a Residential Tenancy Agreement, you should be extremely cautious because it is likely a scam.

Visit the [Residential Tenancy Branch](#) for more information about starting a tenancy.

- Some important questions to ask when you visit a rental:
 - How much is the rent per month? How much is the security deposit?
 - Are any utilities included in the rent? TV, internet, heat, hot water, electricity, etc.
 - Are any features included in the rent? Laundry facility, storage locker, parking, etc.
 - Are there any restrictions? Smoking, pets, overnight guests, long-term visitors, etc.
 - Is there a minimum duration for the tenancy?
 - How will you get to UVic? How long will it take? How far away are the nearest bus stops?
 - Where are the nearest food sources, shopping centres, and other amenities?
 - What are the security features? Are there locks on all the doors and windows?
 - What are the safety features? Are there smoke alarms?
 - Do all the appliances work?
 - Do any repairs need to be made?
 - How is the heating system controlled?
 - If there is an outdoor area, who is responsible for maintaining it?
 - Would it be possible to paint the walls or make any other decorative changes?
 - Why are the current tenants leaving?
 - When could you move in?

Do the paperwork to start a tenancy.

- Three important things need to happen before you move in:
 - Sign a Residential Tenancy Agreement
 - Pay the appropriate deposits and fees
 - Complete a Condition Inspection Report

Housing vocabulary to know.

Furnished: has furniture

Not furnished: no furniture, student must bring own furniture

Self-contained unit: has a kitchen (or cooking area), bathroom and laundry inside for the exclusive use of the household living within the unit.

Utilities included: no additional cost of electricity, water, heat: note that internet may not be included.

Common/shared laundry: other people in the house use the laundry area

Kitchenette: small kitchen

Shared bath: other people in house/apartment use the bathroom

Month to month: no long term commitment required

Year lease: commitment of paying and staying for a year

Sublet: to assume someone else's lease, usually for a short period of time.

Purchase tenant insurance.

- Insure your possessions against theft, fire, and other damage.
- There are many tenant insurance providers. Research your options before making a decision.