

Welcome!!

While we wait for everyone to join...

Please feel free to say hi in the chat. You can add your name, pronouns and anything else you would like to share.

Annotation instructions: To annotate, select **View Option** from the **top of the Zoom window**, and then choose **Annotate**, the button with the pencil symbol, second from the left. A toolbar will appear with a variety of annotation options, including text, draw, arrow, and format.

We will get started at 7:03pm (PT)



Territory Acknowledgment





Finding Housing in Greater Victoria *Information Session*

Presenters: Isaac Rueda Alvarez &
Raquel Slotten

Zoom Etiquette

Please keep yourself on mute to prevent disruptions in the audio

Questions can be put in the chat throughout the presentation or at the end

You are encouraged to have your cameras on, but you're welcome to have them off

Closed caption – can be turned off by selecting the CC button at the bottom of your screen

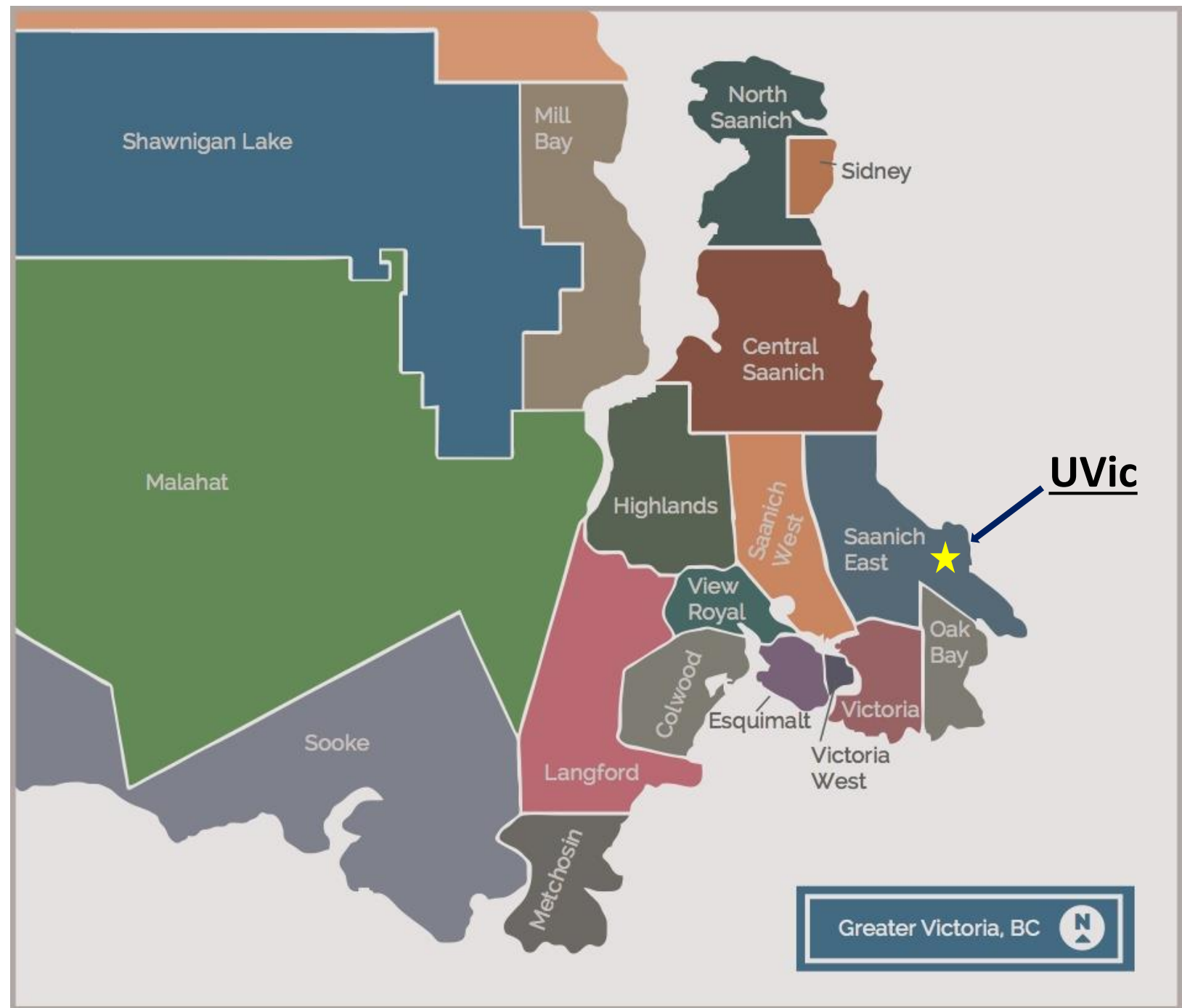
We will be recording the session for access later



Agenda

- Municipalities in Greater Victoria
- Housing Sites, Prices, & Scams
- Finding and Living with Roommates
- Applying for Housing
- Tenancy Agreements and your Rights as a Tenant
- Transportation and Parking
- On Campus Support Resources and other resources
- Q&A

Municipalities of Greater Victoria



Locations in Greater Victoria

Distances to UVic

Location	By Car	By Bus
Gordon Head	~5 minutes	~15 minutes
Oak Bay	~5-10 minutes	~15 minutes
Saanich	~Varies	~Varies
Downtown Victoria	~ 15 minutes	~30 minutes
James Bay	~ 20 minutes	~45 minutes
Esquimalt	~ 20 minutes	~45 minutes
Langford	~ 30 minutes	~1 hour
View Royal	~ 30 minutes	~1 hour
Sidney	~30 minutes	~1 hour

Short Term/Temporary Housing

You may need to stay in short-term accommodation while you look for a more permanent place to live. Some options include:

- [Hotels in Victoria](#)
 - Minimum \$85/night - \$149/night PLUS FOOD
- [Airbnb](#)
 - Minimum \$45/night – \$239/night PLUS FOOD
- [VRBO](#)
 - Minimum \$63/night - \$239/night PLUS FOOD
- [Hostel](#)
 - Minimum \$29/night PLUS FOOD



Poll: What type of housing are you hoping to live in this year?

- A. Studio apartment
- B. Two-bedroom apartment
- C. Multi-bedroom house
- D. Basement suite
- E. Unsure

Average Pricing for Housing in Victoria



Studio apartment ~ \$1300



One bedroom apartment ~\$1600



Two-bedroom apartment ~\$2,000



Four-bedroom house ~\$2500-3500



Basement suites range from ~\$1200-2000
depending on rooms

For more information go
to: [Average Rent in Victoria](#)

A few sites to look at

UVic Off-Campus Housing (Facebook)

Victoria, BC Community House Network
(Facebook)

Places4Students (places4students.com)

Used Victoria (usedvictoria.com)

Craigslist (craigslist.org)

Places4Students and UVic

Finding a place to live or roommates to live with can be stressful, but UVic has partnered with Places4Students to help make your search for a place to live in Victoria easier. Log in with your UVic ID and you can find a roommate or the perfect suite. [>> Find a place to live](#)

Important

- Please **be aware** that off-campus accommodation options are not verified by UVic for legitimacy or quality.
- Please **be aware** that there can be fake rental ads posted on websites like Craigslist, Kijiji, and UsedVictoria.

Scams – Quick Tips to tell if it is a Scam

Nice property for cheap

Owner is out of the country and cannot meet with you

Owner asks you for a security deposit/first month of rent without signing a lease

Do not provide you with a lease/contract

Owner does not ask for rental application or credit check


Spelling, grammar, incomplete sentences, formatting errors

They ask you for personal or financial information

Photos show a "for sale" sign

Scams – Quick Tips to Stay Safe

Do	Do your research
Check	Double check the address and confirm the information
Ask	Ask for a tour of the place (in person or live-virtual tour)
Request	Request a lease or contract before giving a deposit
Don't	Don't give any information you do not feel comfortable about giving
Know	Know your rights as a tenant
Do not share	Do not share personal or financial information



What to Keep in Mind when Looking for Housing

Where you want to live

- How far/long does it take to go grocery shopping, commute to school/work, what amenities are available

Your transportation


- Car, Bus, Bike, Walk

Information you might need to share with your landlord

- Income, references, ect.

Living alone or living with roommates

- What you look for in a roommate



Considerations
to make when
looking for a
place

Type of Housing and Price

Utilities

Parking

Pets

Guests & Roommates

Finding a Roommate

- Students at UVic often use online resources to find roommates. On these websites you'll find:
 - Students looking for a place to stay who post ads with a paragraph describing themselves, their interests, their lifestyle
 - Ads advertising a room in a place that is already occupied with a few roommates, outlining the space and location, lifestyle of the people living there, and what kind of person they're looking for
 - [Places 4 Students: Find places to rent and roommates](#)
 - [Facebook Marketplace](#)
 - [Kijiji in Victoria Ads](#)
 - [Used Victoria Real Estate Ads](#)
 - [UVic Off-Campus Facebook Group](#)

Considerations for Choosing your Roommates

What your ideal roommate relationship is like: Do you want someone to hang out with or just pay their share of the rent?

Lifestyle differences: work schedules, food & diet preferences, smoking, do they like to party or have people over, hobbies

What characteristics would and would not work well with your personality

Is your idea of cleanliness the same: For some dishes in the sink is normal while other want a spotless kitchen

Ask some questions about what they would do in different conflict scenarios

Example Questions to Ask a Future Roommate

- "What would you do if you had a problem with one of my house guests"
- "What do you like to do on the weekends?"
- "Do you smoke or vape?"
- "How often do you have friends over?"
- "What is your workday/school routine?"
- "What are your cleaning habits?"
- "What is your usual bedtime?"
- "How often do you cook?"
- "What do you want in a roommate?"
- "What are your deal breakers?"
- "What are your biggest stressors/pet peeves"



Poll: Have you
ever heard of a
roommate
agreement?

- A. Yes, I've made one in the past
- B. Yes, I'm planning on making one this year
- C. No, I didn't know there was such a thing
- D. Unsure

Roommate Agreements

Roommate agreements: a great way to make sure everyone is on the same page

Important to establish boundaries and expectations for common problems such as:

- The division of rent and utilities
- What are everyone's private and common spaces
- What is the plan for dealing with household chores
- Quiet hours and study arrangements
- [Roommate Agreement Template](#)

THIS AGREEMENT IS ENTERED INTO BY:

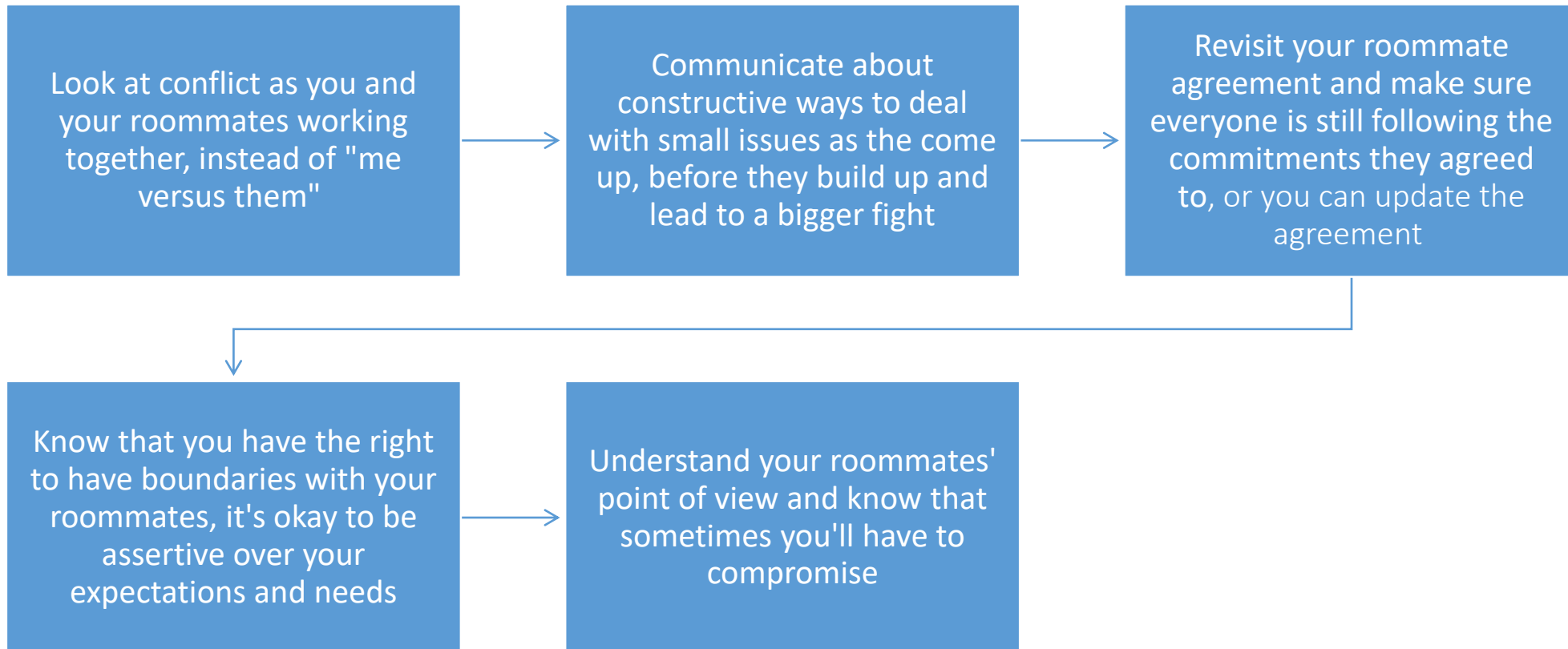
We the roommates of _____ agree that this document represents a binding agreement between us with respect to our tenancy beginning on _____, 20____.

We further agree that if this agreement conflicts with any of our rights and obligations under the Tenancy Agreement dated _____, with respect to the above rental unit or with the provisions of any applicable laws, the said Tenancy Agreement and the applicable law(s) will prevail in all respects.

IF THIS AGREEMENT IS BEING DRAFTED AND SIGNED BEFORE THE BEGINNING OF A TENANCY, it is very important to consider who will have their name on the tenancy agreement. Anyone named on the tenancy agreement is a tenant under the *Residential Tenancy Act*; roommates who are not named on the tenancy agreement are generally only occupants. Tenants have rights against and obligations to the landlord that occupants do not have. For example, only tenants have the right to file against a landlord for Dispute Resolution if there is an issue with the tenancy, but tenants are the only ones directly responsible under the *Act* for paying rent to the landlord. Remember that a landlord can choose which roommates, or how many roommates, will be listed on the tenancy agreement. A landlord can choose to not enter into a tenancy if they want different parties to be named as tenants on the agreement.

IF THIS AGREEMENT IS BEING DRAFTED AND SIGNED AFTER THE BEGINNING OF A TENANCY, it is important to consider whether you want to ask the landlord to add new parties to the tenancy agreement. Incoming parties can become tenants under the tenancy agreement only by consent of both the landlord and of the existing tenant(s).

How to Deal with Conflict between Roommates



How to Apply for Housing


Here is what is generally on an application

- Personal information (name, contact, birthdate, etc.)
- Provide identification
- Household information
- Residency history
- Proof of income (job, salary, supervisor's contact information, student loans)
- Previous landlord or personal reference check
- Vehicle information, pets, etc.

Securing a place with a damage deposit

Damage (security) deposit – half a month's rent paid to a landlord once to secure the place and to be used if one causes any damage

In general, never give money until you have seen the place (either with a virtual or in person walk-through)



Tenancy Agreement & Rental Lease

Tenancy Agreement

- Written agreement specifying the terms of the rental or temporary possession of a property. It is a legally binding document which gives tenants the right to live in the property and landlords the right to receive rent.

Rental Lease

- A fixed tenancy that is set for a specific period of time (e.g., 1 year lease)
- Click here for more information on [BC Residential Tenancy Act](#)



Tenancy Agreements vs Rental Lease Why is it important

Tenancy Agreement

- Tenancy Agreements are necessary to ensure the protection of the property for the landlord and the rights of the tenant.

Rental Lease

- Serves as a binding, legal agreement for the term of the lease.

Tenancy Agreement

What is Generally Included

Name (landlord and tenants)

Address

Length of agreement

Rent

Utilities included

Security deposit and pet damage

Condition inspections

Guests

Payment of rent

Rent increase

Sublet

Repairs and damage

Landlords' entry into unit

Resolution of disputes

Ending tenancy

Landlords contact information



Poll: How comfortable are you with knowing your rights as a tenant?

- A. Very comfortable
- B. Somewhat comfortable
- C. Not comfortable at all
- D. Unsure

Your Rights and Responsibilities as a Tenant

- Make sure you understand [your rights and responsibilities](#) before signing a tenancy agreement.
- We strongly recommend that you visit the [Tenant Resource & Advisory Centre](#) (TRAC) website to read the "Tenant Survival Guide". TRAC also offers a free online [Renting it Right course](#) in partnership with the Justice Education Society, which is a great introduction to renting housing in BC.
- The [Residential Tenancy Branch](#) of the Government of British Columbia is another good resource for more information.
- If you have a conflict or dispute with your landlord, you can also consult with the UVic [Ombudsperson](#).

Your Responsibilities vs Your Landlords Responsibilities

Your responsibilities as a tenant

- Complete a condition inspection of the property prior to moving in and after moving out.
- Paying your rent and any utilities on time and in full on the date it is due.
- Permitting landlord entry into the unit with minimum 24-hour notice
- Inform the landlord in writing of anything that requires repair.
- Keep the rental property clean.
- Repair any damages the tenant, any guests, or pets may cause.

Your landlords' responsibilities

- Provide minimum a one-month eviction notice
- Can enter the property within a minimum of 24-hour notice and provides you with the purpose of entering and the date and time of entry
- Maintain and repair residential property that complies with the health, safety and housing standards
- Maintain the Maintenance of all common/shared spaces in unit and repair any emergency repairs
- For more information follow this link: [Tenant Rights](#)

Overview of your Rights as a Tenant

The right to live in a property that's safe and in a good state of repair

The right to have your deposit returned at the end of the tenancy (*provided that you meet the terms of your tenancy agreement*)

The right to live in the property undisturbed

The right to be protected from unfair rent and unfair eviction

The right to have a written agreement if you have a fixed-term tenancy of more than three years

A few bylaws in Victoria

Residential Noise

- Quiet Hours - 10pm-7am weekly (with some exceptions)
- Any loud or disruptive and continuous sound or noise (more than 3 minutes) is not permitted at any time of the day (Noise Supremacy Bylaw No. 7059)
- Note: some apartment building/rental agreements have designated "quiet hours" or other specified rules

Group Size

- You are legally allowed to rent with up to six-unrelated roommates in a single-family house (Zoning Bylaw No. 8200)

Parking

- Obligated to street signage and refer to Bylaw for more detail (Streets and traffic Regulation, Bylaw No. 8382)
- Residential Parking Only

[For more information visit:
Victoria'sBylaw](#)

A Few Questions to Ask your Landlord

What utilities are included with the rent?	heat, hot water, wifi, electricity, garbage, etc.)
What are the options for paying rent	cheques, e-transfers, cash, etc.)
Maintenace repairs/emergency repair	What to do if your fridge breaks or water is leaking from your roof, verses light bulb burnt out or your bedroom door won't shut properly
Is there parking?	street parking, driveway parking, free parking, paid parking
Am I allowed to decorate the walls or paint?	Can I put nails in the walls?
What are the common space rules?	when does the laundry room close? When does the pool close? Etc.
How do I get my mail and packages?	mailbox, do you need to have it mailed to a post office?
Are pets allowed?	Cats, dogs, fish, hamsters, etc.
What you need to do to get your security deposit back?	Patch holes, cleaning, etc.



Poll: How do
you plan on
getting to
campus?

- A. I'll be driving or
carpooling
- B. I'll ride my biking
- C. I'll take the bus
- D. I'll walk
- E. Unsure

Transportation

- UVic and the city of Victoria are easily maneuvered by **bus, bike, or car**
 - All students enrolled in on-campus courses receive a U-Pass as part of their UVSS fees
 - UVic is a bike-friendly campus with bike lockers and other services available at the [Campus Bike Centre](#)
 - There are options for short and long-term parking all around campus
 - You may drive with an out of province or international license (from select countries) for 90 days before having to [register for a BC license](#)
 - [Modo Cars: Cheap day rentals](#)
 - [Evo Car Share](#)

Using BC Transit with your ONECard

UVic hosts its own bus exchange providing access to 18 different bus routes across Greater Victoria

You can plan your bus trips or check where the bus your waiting for is using BC Transit's [NextRide](#) service or Google maps

Once activated, your UVic ONECard functions as your U-Pass bus pass

- Activate it by inserting your ONECard into the kiosks in the SUB or Jamie Cassels Centre

The background of the slide is a photograph of the interior of a bus. It shows rows of blue seats with a colorful, abstract pattern. Yellow handrails are visible, arching over the seats. The perspective is from the back of the bus looking towards the front. The lighting is warm and slightly dim, suggesting an indoor setting.

Major Bus Routes

- **From UVic Area to Downtown:**
 - 4: UVic-Downtown (via Hillside/Douglas)
 - 7: UVic-Downtown (via Oak Bay/Fairfield)
 - 14: UVic-Vic General Hospital
 - 27: Gorden Head-Downtown (via Shelbourne)
- **From UVic to other notable parts of Victoria:**
 - 11: UVic-Tillicum Mall
 - 26: UVic-Dockyard (via McKenzie to Uptown, Tillicum, and Esquimalt)

The background of the slide is a photograph of the interior of a bus. It shows rows of blue seats with a colorful, abstract pattern. Yellow handrails are visible, arching over the seats. The perspective is from the back of the bus looking towards the front. A small orange horizontal bar is located at the top left of the slide.

Bus Routes to Outside Victoria

- 39: Uvic-Westhills Exchange (connects to Royal Oak, Colwood and Westhills exchanges)
- 15: Uvic-Esquimalt
- 51: UVic-Langford
- 70x/71/72: Downtown-Swartz Bay
- 87/88: Airport-McTavish Exchange



Bike Lanes in Victoria

- Cycling in Victoria features:
 - Neighbourhood bike lanes on the side of roads
 - Advisory bike lanes - roads where vehicles share one lane and merge into bike lanes when there are no cyclists
 - 2-way protected bike lanes with their own stoplights
- Helmets are mandatory by law, as are front and rear lights when biking at night
- Biking on the sidewalks is prohibited, for the safety of bikers and pedestrians



Biking Resources

- Bike lockers can be rented by dropping by the Campus Bike Centre in Jamie Cassels Centre (JCC) or emailing aosmond@uvic.ca
- [CRD Bike Lane Map](#)
- [Bike Racks and Parking Spots Map](#)
- [UVic Cycling Resources \(Parking, Route Planning, Amenities\)](#)
- [Project 529 Garage](#): Non-profit organization that helps return stolen bikes to their owners



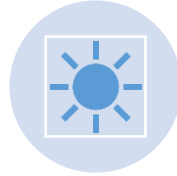
Parking at UVic and in Victoria

- Short term parking:
 - Paid at dispensers or through the free *HonkMobile* app
 - You simply need to enter your license plate number and pay: no need to hold on to a ticket!
- Long term parking permits:
 - Can be purchased [online](#), at a parking dispenser or in person at Campus Security for \$568 annually or \$340 a semester
- Parking in the city:
 - Cheapest parking can be found at city owned parking garages and street parking spaces: look for the blue street meters
 - You can also pay using the *ParkVictoria* app!

Finding support on campus

- [Academic Advising](#): Find help with exploring your degree options, declaring your major, or taking classes at other institutions
- [Campus Security](#)
 - [SafeWalk](#): available 24/7 from building to building or building to vehicle - 250-721-7599
- [Equity & Human Rights \(EQHR\)](#)
- [The Office of Indigenous Academic and Community Engagement \(IACE\)](#):
- [International Student Services \(ISS\)](#): Settlement Advisor - amybresser@uvic.ca
- [Student Wellness Centre \(SWC\)](#): Counselling, Health and Multifaith supports
 - [Support Connect: 24/7 Mental Health Services](#) - 1-844-773-1427
- [UVic Peer Support Centre](#)

Additional Housing Resources



[UVic Off Campus](#)



UVic [Housing and Finance Webpage](#)



[Places4Students Blog](#)



[Tenant Resource and Advisory Centre](#)



Certificate course
by [Renting it Right](#)



RentSmart Certificate
Course: [RentSmart Online \(RSO\)](#)

International Student Services:

- International student services (ISS) is a centralized resource providing international services, information and programs for undergraduate and graduate students.

- If you are an international student and have questions about travel restrictions, living in Canada or immigration questions please reach out to issinfo@uvic.ca.

- If you are an international students and have more questions about off-campus housing in Victoria please visit their [website](#) or reach out.



Student Budgeting 101

The next session in our Summer Series is Student Budgeting 101 on July 26 at 7:00 p.m. Registration:
<https://www.uvic.ca/orientation/pre-arrival-program/summer-series/index.php>.

Session recordings will also be located on this website for you to access after a workshop.



Questions

- Please use the **raise hand function** located at the **bottom right** of your screen under **reactions** or use the chat!
- For any questions about orientation and upcoming workshops please email: orientation@uvic.ca
- For **international students** with housing questions please email **Amy Bresser** at: amybresser@uvic.ca
- Before you leave, please respond to our final poll question