

# Student Housing Guide

WELCOME TO PETERBOROUGH





# Welcome Home

Peterborough is a great place to live while you study at Trent University or Fleming College, maybe both!

## Housing

For many of you, this will be your first time away from home. Living off-campus offers the opportunity to belong to a larger, more diverse community. You will venture into the rental world and you will be responsible for your own actions, as well as those of your guests. The rental market can be complex and there is always lots to learn. We want you to succeed as a student AND as a citizen of our community. Peterborough offers a healthy, yet competitive, rental market. The tips found in this resource will help you to become a successful tenant.

## Exploring Peterborough

Moving to a new community is exciting and there's a lot to learn about and explore. Peterborough offers a place where the people are down-to-earth, the area is breathtaking, and the activities are endless. We want you to be able to find a great place to live and engage in our community.

So, once you are settled we want to make you that you get out into the community to explore everything Peterborough has to offer.

## Student jobs

The [Fleming College Career Services](#) team and [Trent University CareerSpace](#) can help you explore career options by identifying your skills, values and interests, getting information about the labour market, and researching related college programs. They will also help you with the process of applying for jobs, including critiquing a resume and cover letter and advise you on Networking strategies and Interview preparation.



◀ Trent Campus

Fleming Campus ▶



# City Services

The City of Peterborough has several services to help you understand and support you within our community:

## [Transportation](#)

Getting around Peterborough can seem like a challenge, but there is a great public transit system set up so that you can get to almost any place in the city! Both Fleming and Trent have express routes, so you can get to school at any time of the day, and all bus routes meet up at the terminal in the heart of downtown. Bus passes come with your tuition, so don't worry about paying fares!

Go-bus is also available in the heart of downtown, please [click here](#)

## [Garbage and recycling](#)

It's important to know when your garbage and recycling need to be put out each week, different parts of the city put the garbage out on different days.

## [Parking](#)

The City has specific rules around parking and a violation of those rules can result in a parking ticket, some of the common rules students face are; ensure that your car is never parked on a portion of the sidewalk, there is no overnight parking from December 1- April 1, 2 a.m. to 6 a.m, and you can only park on a Peterborough street for a maximum of 3 hours per day.



# Explore Peterborough

## **Trails & Parks**

With 100 parks and several trails and cycling pathways to enjoy you are sure to enjoy and explore Peterborough. [Click here](#) for more information.

## **Arts & Culture**

Peterborough is a diverse city filled with 84,000 unique individuals from all over the world. Often described as big city living with a small town feel, Peterborough is rich with local culture, history, and activities to keep any newcomer busy.

Peterborough has a large arts and culture community. With the Art Gallery of Peterborough and the several museums including the Canoe Museum, you will always find historical and interesting facts about the City and about Canada. Market Hall Performing Arts Centre Inc. provides opportunities for you to enjoy concerts, shows or is a space to hold events such as youth presentations or fundraisers. So much to offer.

[Click here](#) for information about all the City of Peterborough as to offer.

## **Recreation & Leisure**

[Peterborough Sports & Wellness Centre](#)

[Trent Athletics Centre](#)

[YMCA](#)



# Location

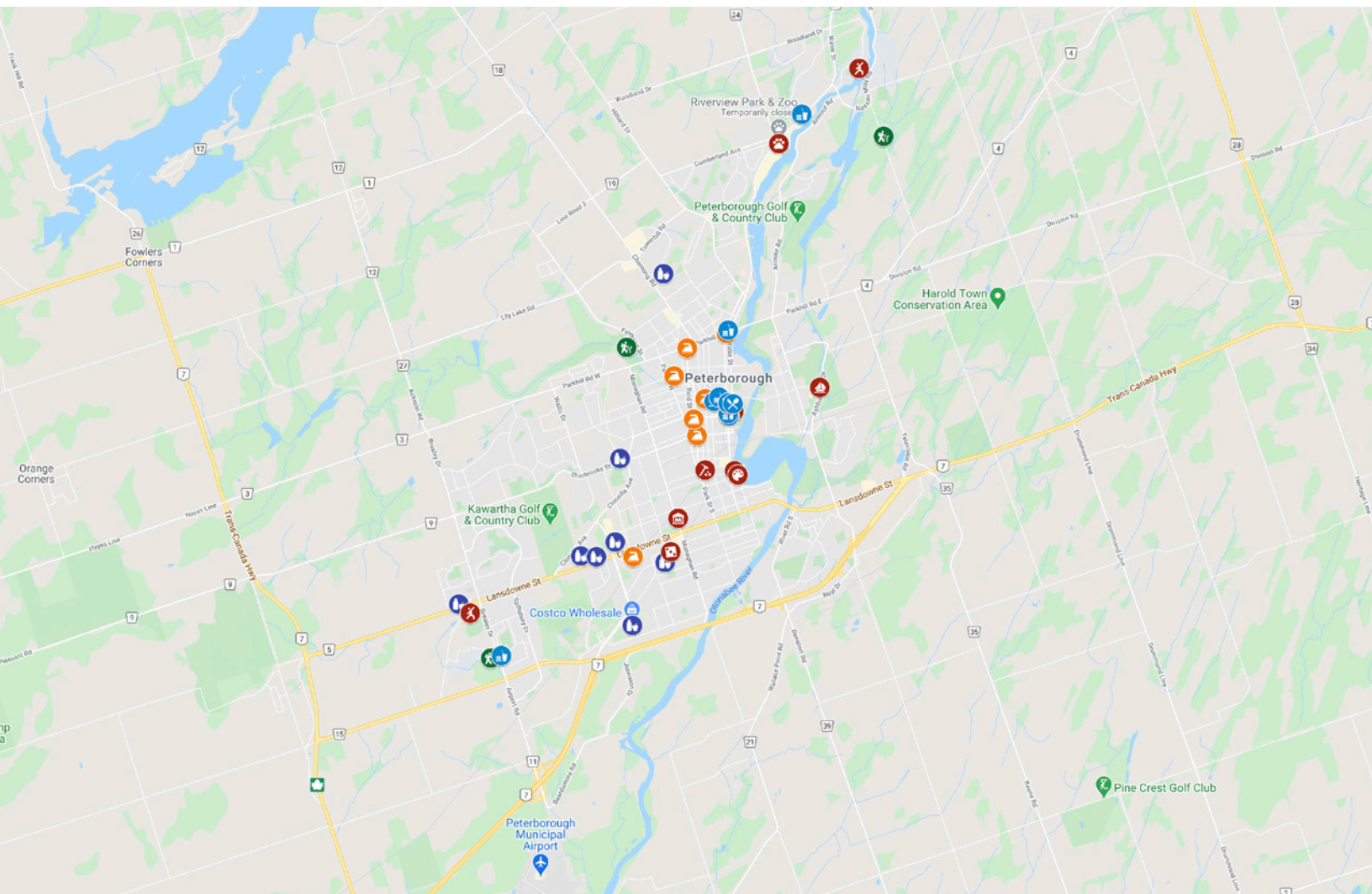
## Amenities nearby

Consider how close you want to be to the school, the downtown core, grocery stores, restaurants and health and wellness establishments.

## Transportation

Do you want to be close to bus stops or within walking distance to the school?

View the interactive map [here](#)



# Housing Options

Now that you are looking for your housing, consider the type of rental you want.

## Shared Living

You can share living space in a house or apartment with someone where you will rent a room within the rental unit.

## Apartments or House Rental

You can rent living space as a group or have your own private unit in an apartment complex or a house.

## Homeshare

Homeshare programs will have you staying with a host family where you will share living space with the host family.

# Budget

Once you have an idea what your housing priorities are, create an honest budget. Factor in what your monthly housing costs will be – include rent, heat, hydro and internet and don't forget tenant insurance.

## Rooms

\$600 - \$900/month

## 1 Bedroom

\$1,000 - \$1,400/month

## 2 Bedroom

\$1,400 - \$1,900/month

## 3+ Bedroom

\$1,900 - \$2,300/month



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# Searching for Housing

Now that you have determined your housing priorities and your budget, you will need to start your housing search.

## Internet & Social Networks

To find rental listings you can complete a housing search on the internet. There are several sites that you can visit including

- Places4Students
- Housing Resource Centre
- Kijiji
- Facebook

Some landlords might not advertise their vacancy. They rely on word of mouth to help fill their vacancy. Networking, social media groups and talking with others about housing rentals can be very helpful.

## A Word on Scams

It's important to be aware of online scams. Some listings or conversations can seem too good to be true. Make sure you go to a view a unit before there is any exchange of money or personal information. The unit may look different in person than what was posted in the listing.



# Steps to Find Housing

## Step 1

### Contacting a landlord

It is important to make a good first impression with a potential landlord. Use a formal email address and be considerate. Be prepared to provide the landlord with some basic information. Write down any questions you may have about the unit or location. It is very important to go and see the unit. This can prevent scams or fraudulent situations.

## Step 2

### Applying for units

If you are interested in a unit, the landlord will require you to complete a rental application. The application may include questions around past rentals, your current income, and basic information about you along with references. Create a list of good references that you can provide to your landlord. The landlord may also complete a credit check.

## Step 3

### Walk through

Now that you have signed a valid lease, it is important to walk through your unit or request a virtual tour with your landlord. This gives you an opportunity to document any issues in the unit. This documentation will save you time and money at the end of your tenancy as you have a record of the move-in conditions.

## Step 4

### Secure your unit

Once your landlord has accepted you as a tenant, it is important to sign a Standard lease. This is a contract that you are entering into with your landlord. The lease will outline important information around how much your rent is per month, when to pay your rent, what is included in rent and your landlords contact information. Be sure to obtain a copy of your lease. Your landlord will require that you pay first and last month's rent and sometimes a key deposit.

### A word about leases

When you are interested in a unit and are looking to rent it, it is always advisable to sign a lease. Ontario has introduced a standard tenancy agreement that landlord should be using. Please [click here](#) to view the standard lease form. A lease, is a contract between you and the landlord, it confirms that you are renting the unit and has valuable information within the document. Information includes, date to move-in, amount of rent, date rents to be paid, landlords contact information and what services are included. Once a lease has been signed be sure to receive a copy of the lease and maintain for your records.

# Your Rights as a Tenant

## Tenant Responsibilities

It is important to understand that your landlord has expectations to have the rent paid on time, for you to take care of the unit and to uphold the lease agreement. As a tenant it is a good idea to try to develop a friendly relationship with your neighbour and be a great neighbour.

## Know your rights

The Residential Tenancies Act (RTA) is a Provincial housing law that sets out the relationship between a tenant and the landlord. As a tenant that falls under the RTA, it is very important for you to understand your rights. If you have any questions around your tenancy and the RTA contact the Landlord and Tenant Board or your local legal clinic can help to provide direction and guidance.

## What if things go wrong?

If you do have an issue with your landlord or with the unit, it is important to communicate to your landlord first to try and resolve the any issues. The landlord may not be aware of maintenance that is required or other issues that may be going on. Keep a record of conversations, texts or emails and take pictures when there are maintenance issues. If the issues are not getting resolved, you can contact your local legal clinic.

# Moving out

When moving out of your unit, be sure to provide your landlord with written notice of the date that you will vacate your unit. If you want to move out of your unit before your lease is over, you will have to break your lease. Start by talking with your landlord to come to an agreement. If this is not possible, you will need to consider subletting your unit or an assignment. It is important to understand what your responsibilities are under both circumstances. For more information [click here](#).





# Resources

[Welcome Peterborough](#)

[City of Peterborough](#)

[New Canadians Centre](#)

[Peterborough Events Calendar](#)

[Peterborough Transit](#)

[Peterborough Utilities](#)

[Landlord & Tenant Board](#)

[Peterborough Community Legal  
Centre](#)

# Contact Us

## **Trent University**

Trent University Housing Services  
Off Campus Housing Support  
[offcampushousing@trentu.ca](mailto:offcampushousing@trentu.ca)

705-748-1011 ext.7127

## **Fleming College**

Fleming College Housing Services  
Off-Campus Housing Office  
[och@flemingcollege.ca](mailto:och@flemingcollege.ca)

705-749-5530 ext. 1125

