

The practice of a land acknowledgement is for us to recognize the Indigenous people who called the land home before settlers and in many cases still live here. It is part of an entry point into promoting deeper thinking about Truth and Reconciliation; working towards creating better relationships between the government of Canada and Indigenous nations. Residential schools, primarily run with government funds, indoctrinated and assimilated Indigenous children into Euro-Canadian society by forcibly separating them from their families and subjecting them to strict rules and punishment. This damaged their identity and degraded their culture and practices, which we are trying to restore through Truth and Reconciliation.

We do a land acknowledgement to both reflect on our past, and to think about our future. How will we going forwards continue to uphold the respect and responsibility to care for the land for future generations, as those who came before did for us. The land was here before us, and it will be here after us, and it is our duty of care to maintain it so all the opportunities we have had are still there for generations to come.

## Overview

### Renting in Kelowna

- Preparing
- Cost and locations
- Amenities
- Other Needs & Wants

### Searching

- Where to look
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- Viewings
- What to look for
- Avoiding scams

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- Tenancy
- Renter rights
- Living with others
- Grad student spaces



## Renting in Kelowna

### What to expect

On-campus housing is not guaranteed, so without an offer or a low waitlist number, most students should expect to need to find their own housing off-campus.

Kelowna is a large market for student renters because of the university and college, so housing is available, though there are many things to consider before moving to the city.

For an upper year, graduate student, or postdoc at UBCO, housing on campus is not guaranteed and there is far more demand than supply. Housing offers are determined by the applications submitted before the deadline in early February, and only those that receive an offer will be given housing on-campus. Offers from the Housing Office are being sent at this time, with a waitlist being shared in mid-July for everyone who did not receive an offer. The housing waitlist often experiences very little movement, so without an offer or a very low waitlist number most students should expect to need housing off-campus.

Finding your own housing off-campus can seem like a challenge for anyone, as there are so many things to consider. Sometimes individual faculties have their own resources for finding housing off-campus, but this is best used as a last resort, and finding your own housing as a student renter is likely to give the best result.

It may even be better to start looking for housing now than to wait until after the waitlist is released, so that more options are available and there is less of a rush.

## Preparing for your search

### Questions to ask yourself ...

- What is my price range?
- What amenities do I want nearby?
- What is an acceptable commute?
  - and do I need public transit access?
- Do I need to share my space?
  - with how many others?
  - or, do I want to live on my own?
- How long do I want to rent?
- What else are you looking for?



Leases are typically either 8 or 12-months if they are fixed-term, so if you want to have a place over the summer you may need a 12-month lease, or a month-to-month agreement that you are able to continue with over the entire year.

Graduate student programs continue through the summer, so accommodations will likely be needed for the full 12-months.

Some additional considerations for graduate students can include if family is coming too, and if you have kids coming with you, is there a school nearby for them?

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## Costs and finances

Cost can be one of the biggest constraints on where you rent, and they aren't just limited to your monthly rental payments but also can include utilities, transportation, and budgeting for fun.

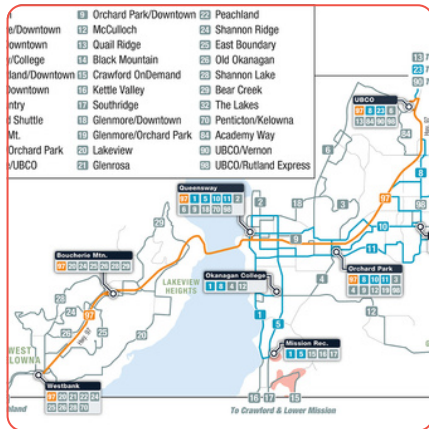
Studio	Suite	Condo	2 Bed House	4 Bed House	
\$1200-1600	\$1250-1650	\$1600-2050	\$2000-2800	\$2800-4000	+ Utilities, food, transit, etc

**While these numbers can be useful as a general guide to housing expenses, the rental market is variable. Location, utilities, and splitting with roommates will all change rental costs**

Looking up recommendations online you might find that 30% of your income going to rent is the "standard", but that is for people who are in a different situation in life than a university student. How much you have available to spend on rent will depend a lot on how much you have to put towards tuition, food (groceries and cooking costs less than ordering or eating out), or transportation, and will also change with what income sources you have (scholarships, student loans, parents, part time work). There is something to keep in mind: you'll be spending at least several hundred dollars more a month than just in rent.

There are a few different forms housing can take. A studio or studio apartment is an accommodation with a single large room as both a bedroom and living room, and a separate attached bathroom. A suite is generally larger and will have separated living rooms, bedrooms, and kitchen space. There can be multiple bedrooms in a suite but not always. A condo or condominium is a property within a collection of units that are separately owned, similar to an apartment but often with shared common spaces between condo units like a gym or pool. Houses are generally all other standalone units and can still come in a variety of forms.

## Locations and campus



### Kelowna and beyond

While many may look to campus for housing, options for upper year and grad students are very limited. It may be best to look at Kelowna neighbourhoods.

- Academy Way
- Quail Ridge
- Rutland
- Glenmore
- Downtown
- Mission
- and more ...

Generally upper year or grad students will only find housing on campus within Monashee or the Cascades, which means with the limited availability there is not room for everyone. If you can get into those dorms, both offer four-bedroom shared accommodations (with single-bed options in Monashee) but there is no housing on campus for living with children.

Outside of campus, single, double, or multi-bedroom rentals can be found across the entire city, with differences in cost, transportation access, amenities and more. Academy Way is the closest and often preferred housing for students because of its closeness to campus. Depending on the building it can be a 5-15 minute walk, or an even faster scooter or bike, and there is a bus as well. The downside of Academy can be the high demand, the types of apartments and shared spaces, and the inaccessibility of grocery stores or difficulty travelling the city without a car.

Quail Ridge is another very close neighbourhood to campus, with the ~15min Pine Trail connecting the condos with upper residences. There is also a single bus route, and some more versatility in housing choices, but it is still a longer travel to campus and fairly distant from amenities without a car.

Rutland is one of the next closest neighbourhoods, being a very large residential region with a diversity of housing types, much more routes for public transit, and a core of close by grocery stores and restaurants. The distance from campus is too great to walk and can be a difficult bike, but the busses are regular and convenient and there are more options for housing and amenities.

Glenmore is similar to Rutland in distance from campus and variety of housing, but with slightly fewer amenities and a bit more difficult access to campus by bus. Glenmore is however closer to downtown and the numerous resources there, so some will prefer it.

Downtown Kelowna is the heart of the amenities and events and beaches that many enjoy being able to access, but is much further from campus than students might like, and also has the most expensive rent. Housing has variety, and there is a major bus exchange for transit.

Mission is the last of the major Kelowna neighbourhoods students may look to rent in, being the furthest from campus. There is a large variety of housing that can even be very close to the lake, with amenities throughout and closeness to places like the hospital or sports centers. Rent can be more expensive the closer to the water, and travel time to campus is very difficult and can be long even with your own car.

Outside of Kelowna is the nearby City of West Kelowna across the lake, and the District of Lake Country to the north, where some students may find housing. Typically these regions are cheaper, but take longer to get to campus and require a car for access to amenities or transit. Most students who look for housing here have already spent time in Kelowna and decided that they are okay with the longer travel and needing a vehicle in exchange for cheaper rent or less housing demand.

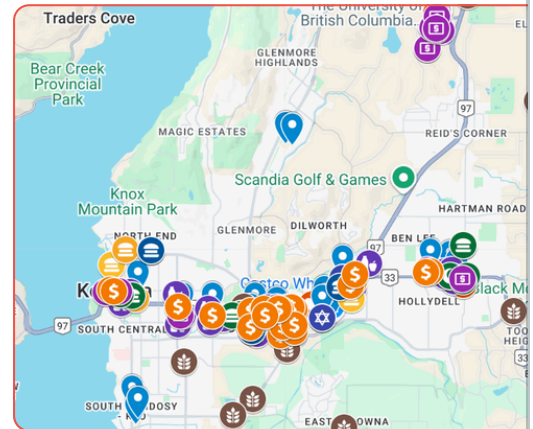


## Amenities

### Restaurants, groceries, laundry, and things to do

When finding somewhere to live, having access to important amenities can be a consideration. Needing to bus to get groceries, or walk to a park for time outdoors, or wanting to have access to cultural food and stores can all impact the choice of a rental. Think about:

- Grocery stores and their food costs
- In-suite laundry and other furniture
- Having a convenient bus stop or parking
- Dentists, optometrists, or more ...



Some grocery stores are generally less expensive than others, if price is an important consideration being able to shop at Walmart or Superstore or Freshco can be important. Many properties will come furnished and have things like laundry or stoves or fridges already, but some might not.

A lot of amenities like parks, views, or outdoor space can be found throughout Kelowna, but certain ones may be more desirable than others.



Even things like parking are considerations to make when living off-campus. To have your own car near campus you either have to pay for a parking pass, pay for parking daily, or find somewhere to park for free off-campus. Parking passes are high-demand and are available through a once-a-year waitlists, but can make everyday parking much less expensive. While this may not impact your choice of rental as much, it can be a cost to consider, and may make public transit to campus more desirable.

Taken together, housing, amenity, transportation, and accessibility needs can be used to shape your rental search before even looking into where to look.

## Searching for rentals

### It can be overwhelming ...

There are many places to look for postings or reach out for housing options, and having so many choices and so many things to consider is a lot. Try:

- Filtering by dealbreakers
- Running rentals by friends and family
- Sleeping on it
- Trust your intuition



If you have connections to people currently living in Kelowna, ask their opinion about the listing. They will likely be able to provide more information or what you need to consider in relation to a specific posting.

## Where to look and navigating online



### It's a big world out there

Some sites are specific to housing and rentals, others are general but can have rentals posted

- Try reaching out through friends or family, Facebook groups, rental-specific sites, or through property management companies
- Be cautious with sharing information and contact details
- Use filters to narrow down postings and avoid being overwhelmed

Additional support with the searching or finding what's important can be received from the department administrators of your graduate program, or the Off-Campus Housing support in the Student Experience Office. There are many specific sites available in Kelowna and Canada where people may post housing, such as the websites Facebook Marketplace, Kijiji, or Castanet. These sites and many more can be found on the Off-Campus Housing Guide.

## Viewings and what to look for

### Trust your instincts

Seeing a property in person and meeting the landlord will give the best impression of what living there would be like.

- Take photos and notes about existing damage
- Test appliances, lighting, water, etc.
- Confirm utilities, expectations, and other costs
- Get contact information

Having an enthusiastic, respectful landlord will make your rental experience easier.



If you are unable to view a property in person, perhaps have a friend or someone you know in the region perform the physical viewing on your behalf. Otherwise, ask the landlord for a digital viewing through something like a video call. Most of the time landlords will be very accommodating of such a request, and if they are very much against it, perhaps consider if that is really someone who you want as your landlord.



## Avoiding scams and fraud

### Too good to be true

Trusting your instinct is the best way to avoid a housing scam. If the asking price is low, details don't line up, the landlord is avoiding allowing a viewing, or money is being asked for first, then alarm bells should be going off.

**All fraud is illegal. If you think a post is a housing scam, it is important to report it to both the website and the police to protect others**

In the simplest form a rental scams' goal is to try and get money from you for housing without providing you with housing. This can take the form of payment to "guarantee" you will have priority over other potential renters, or payment of a "security deposit" prior to signing an agreement, or even payment of a security deposit and rent for a tenancy agreement that the "landlord" doesn't have the ownership to rent.

Look for incorrect spelling or other mistakes in the listing.

If you feel hesitant about the lister, look them up on another media site to double check their name to their appearance.

Google the address of the house if there is one.

Pay attention to the photos in the listing – check to see if they have been screenshot from another site or another listing.

If the listing provides a long story or overly-detailed description, it could be a scam to try and gain sympathy from buyers.

If in doubt, show someone you trust and ask for their insight on the listing's legitimacy.

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## Finalizing a rental

### Once an agreement is signed ...

There is still more to do.

- Know tenancy agreements and the rights of renters
- How to handle roommates and your landlord
- What spaces on campus are available
- Gain experience for later

Your rental journey may not end once you finish university, so your time here may help you refine your needs and wants for the future.



A recording of the Tenant's Rights presentation by the Tenancy Resource and Advising Centre can be found on the COGS Orientations page which goes over many of the legal details to understand about renting in BC.





## Renting and the rules

Your rights when renting begin with the tenancy agreement or lease, which documents you becoming a renter.

- Try and get everything in writing for future proofing and security
- Understand the limitations of the security deposit and how to get it back after renting
- Perform a move-in inspection with the landlord and document it
- Find more information at the Residential Tenancy Branch or Tenancy Resources & Advising Centre

**Regulations about tenancy, renters, and dispute resolution are determined by the provincial government. When in doubt, consult resources at [gov.bc.ca](http://gov.bc.ca)**

Tenancy agreements are the formal ways to establish rentals, also called a lease. There are tenancy agreement templates available to use if you have to make your own, but generally a good landlord will already have a tenancy agreement that they will share with you to read through and sign if you accept the conditions.

Having the tenancy agreement, and all other verbal or written communications recorded, may help in the case of disputes or uncertainties. These communications can be about the expectations of the security deposit or inspections, or about things like pets or having people stay over. The security deposit is a payment you make to cover any potential damages that happen during your time renting, but to keep it your landlord must submit legal paperwork and get permission. If you think the tenancy agreement or other laws are being avoided, finding more information or looking for legal aid may be an option.

Sometimes a rental may require a guarantor, which is someone that lives in Canada that can co-sign to guarantee that there is a domestic representative to be held responsible for paying rent if the renter is unable. If you do not know anyone in Canada who can be a guarantor, there are companies available to co-sign.

And as a reminder to assist, if any of the things discussed on this slide are unclear, a Tenant's Rights presentation by the Tenancy Resource and Advising Centre can be found on the COGS Orientations page.



## Living with others



Between landlords, roommates, friends, and family, there are many opportunities to find others to live with to make multi-bedroom housing an option.

- There may be conflicts over spaces or scheduling
- Communication or volume differences can arise
- Living around others can be awkward
- Finding ways to split costs can cause arguments
- Everyone has different expectations

Between landlords, roommates, friends, and family, there are many opportunities to find others to live with to make multi-bedroom housing an option. If a living-together relationship is new or has not been tried before, there may be many interpersonal difficulties to consider that can impact the enjoyment of renting. Conflicts can arise over shares spaces, appliances, cleanliness, volume, costs, and more, because everyone has their own expectations. Living with family can also pose a challenge since not all rentals are designed for children or with sharing bedrooms in mind.

Even though you have a tenancy agreement, there may still be disputes that come up about holding your landlord or those you are living with accountable to it, that may even require outside intervention. If such disputes arise, there is Student Legal Aid through the Student Union Organization which covers both undergrad and grad students, and an online Civil Resolution Tribunal, depending whether you need advocacy or information.



Three grad-student-only spaces are available on campus to make it easier to balance work and life while having to commute.

ASC 460 is the graduate/postdoc collegium for social space, kitchen resources, or booking for events in a relaxed lounge.

COM 310 is the graduate student study space with bookable meeting rooms, workstations, lockers and a printer among more.

COM 311 is currently the graduate workshop room to practice thesis and defense work or other prep workshops, but it must be booked to access. In the fall COM 311 will become a bookable meeting space for graduate students and postdocs. It is larger than most other bookable meeting spaces on campus, so is a good place to hold lab meetings or work on group projects.

Combined, these spaces provide resources to make it easier to spend time on campus for all your needs while living off-campus so commuting less is possible.



## Where to find more

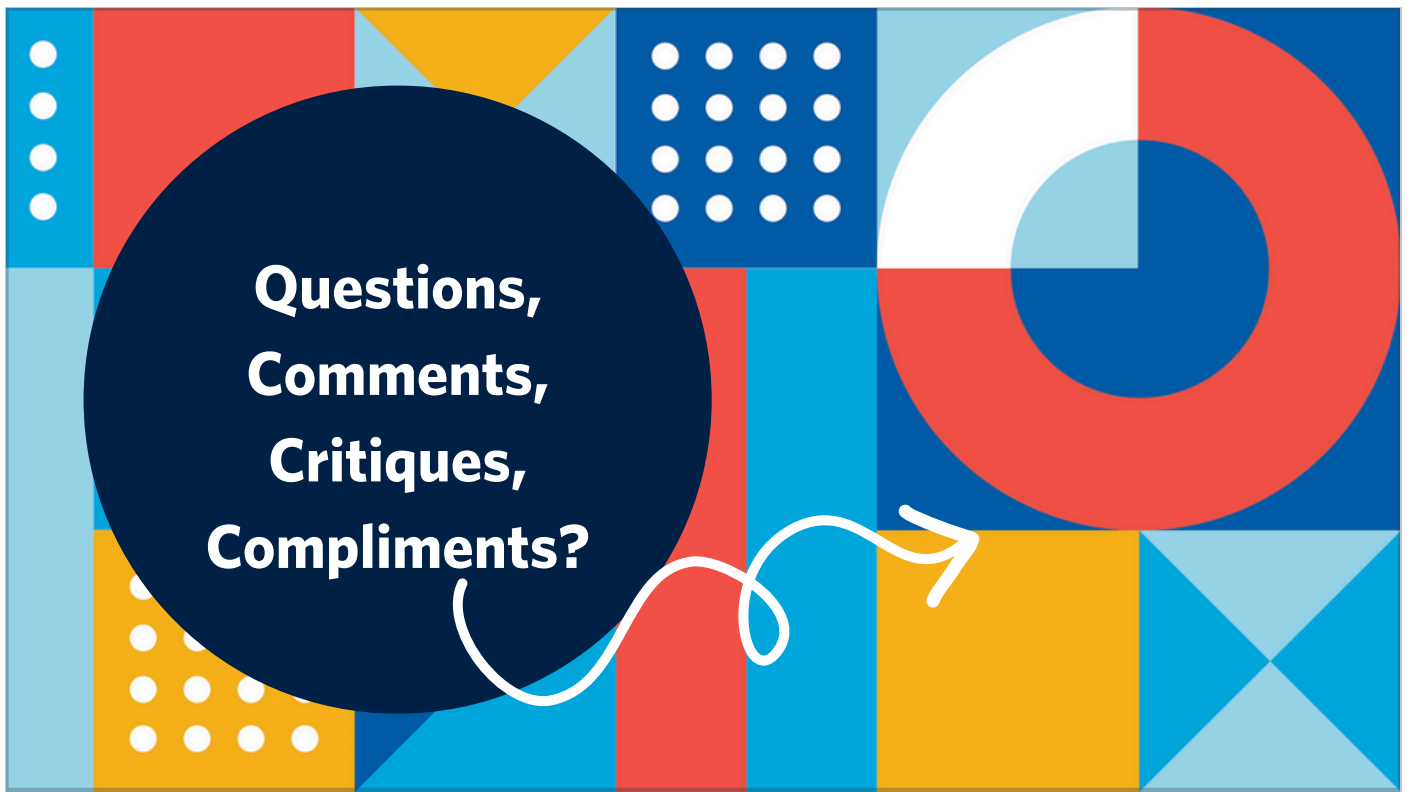
### Off-Campus Housing Guide

A curated guide to living off campus that goes through all the steps here with additional information, resources, and explanations. A one-stop-shop built by students for students.

**[offcampushousing.ok@ubc.ca](mailto:offcampushousing.ok@ubc.ca)**



While the off-campus housing guide is not tailored for graduate students, almost all of the information is relevant for everyone, covering topics of thinking about rental options, the legalities of rentals, and how to avoid rental scams.



What kind of support exists for students who may not be financially well-off? - SRFS

What are the biggest challenges that off campus residence face? - Managing costs, finding locations, groceries and cooking, and avoiding scams

How do I balance living and school? - it can take time to figure out, but resources on campus like counselling or student wellness can help