

## Housing in BC

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### **Types of Housing:**

- A single-family house is a building with a kitchen, bathroom, living room, and bedrooms. There may be more rooms for eating, watching TV, or doing laundry. There is usually a yard and a place to park a car.
- A duplex is a building divided into 2 houses.
- A townhouse is a group of small houses joined together.
- An apartment is typically entirely owned by a leasing company that leases out its units.
- A condominium (condo or strata) building is owned by a separate condo owner. A company, called a condominium corporation, manages this condominium under the supervision of a chosen circle of condo owners who make up the condo board.
- Apartments and suites can be in an apartment or condo building, or in a single-family house.
  - a. Most apartments and suites have 1 or 2 bedrooms.
  - b. Most apartments and suites have a kitchen, a bathroom, and a living room.
  - c. Studios or bachelor suites have 1 room with a kitchen area and a bathroom and no bedrooms
- A **“room for rent”** is usually a bedroom in a shared house or apartment. Sometimes you have a private bathroom. Everyone shares the kitchen.
- **Room and board** means a room, furniture, and meals are included in your rent. Every rental home has a person in charge. This person is the landlord, the owner, or a manager. You need to talk to this person about rent, repairs, and other needs.

### **Calculate Your Budget:**

#### **Rental Costs**

Rents may vary depending on the locations, age, and the types of accommodation you are looking for. For example, it is generally more expensive to rent in a condominium building than an apartment building, and locations close to UBC are typically more expensive than elsewhere in Greater Vancouver. Please refer to [CMHC Urban Rental Market Survey Data, October 2022.](#) The table below is a general rental cost guideline on UBC’s website.

Housing Type	Rental Average*
Bachelor/studio	\$1,419
One bedroom	\$1,629
Two bedroom	\$2,272
Three bedroom	\$3,059

*Rental averages from CMHC Urban Rental Market Survey Data, October 2022.*

\*Rental average is for an entire unit, not per room or per person.

### Additional Costs

- Security deposit (one-time cost)
- Pet deposit (one-time cost)
- Laundry
- Parking
- Utilities such as internet, heat and electricity
- Renter’s insurance (Please refer to the “Move-In” section for details)

### Find A Place:

### Housing Sites:

### Long-Term

- Greenwood Commons: [Greenwood Commons | Buildings | Wesbrook Properties](#)
- Global Education City: [GEC Living | Vancouver's Largest Off-Campus Student Housing](#)
- Vancouver Room Rentals Facebook Group: [VANCOUVER | Places For Rent | Facebook](#)
- St. Andrew’s Hall Housing for Full-Time Students (Academic Year). St. Andrew’s Hall is across from VST, but the room is competitive, **so please apply for housing at St. Andrew's Hall as soon as possible when the application is open at the beginning of each year: <https://www.standrews.edu/housing/>**
- [Craigslist](#)
- [Kijiji](#)

### Short-Term

- [UBC Suites](#)
- [Carey Accomodation](#)
- YMCA Hotel: [YWCA Hotel in Downtown Vancouver | Best Affordable Stay \(ywcavan.org\)](#)
- Airbnb

## **Beware of Housing Scams:**

- **Verified Ownership**  
You should verify the owner's identity and ownership before signing the lease agreement.
- **Missing Amenities**  
You should confirm the rental place includes what it was advertised.
- **Already Rented**  
A landlord may use an advertisement to collect deposits for a place that is already rented. Be aware of requesting advance payment before you see the property, verify the ownership and sign the Tenancy Agreement.
- **Do Not Deal in Cash**  
Choose a currency method other than cash for payment of rent or deposits.  
Reference: <https://bc-cb.rcmp-grc.gc.ca/ViewPage.action?siteNodeId=2081&languageId=1&contentId=18593>
- **Be Wary of Requesting Wire Transfers**  
Do not wire transfer money to an account, especially an overseas account  
Reference: <https://www.craigslist.org/about/scams>
- **Be Wary of the Landlord Who Requires Little Information**  
Be suspicious when the landlord does not request a screening process. It is reasonable that the landlord asks the tenants to provide with references, credit reports and proof of income.  
Reference: Starting a Tenancy - Province of British Columbia (gov.bc.ca)
- **Beware of Too-Good-To-Be-True Rental Deals**  
Beware of the rental price that is below the market price.
- **Beware of the Landlord Who Does Not Want to Meet You In-Person**  
Be suspicious when the landlord claims that he is not available to meet you in-person or he is out of the town
- **Be Aware of Rental Deposit Scams**  
The suspect advertises a property and explains that the property is really high in demand. In order to secure the property, the suspect demands the potential renter to send a deposit without viewing the property. In some cases, the suspect asks for personal information and an e-transfer without meeting in person. Once the information and money are received, the suspect usually ends communication with the renter.  
Reference: <https://bc-cb.rcmp-grc.gc.ca/ViewPage.action?siteNodeId=2081&languageId=1&contentId=18593>
- **Visit the Rental Place In-Person**  
You should visit the rental place in-person in an ideal situation to ensure it is consistent with what it was advertised. If you cannot visit the place in-person, please invite your family, a trusted friend or a realtor to visit the place on behalf of your own.
- **Review the Rental Scams that Happened in Real Life:**

## **Knowing Your Rights as a Tenant:**

- Residential Tenancy Branch

- [Tenant Resource and Advisory Centre](#)

### **Report Rental Scams:**

- [Canadian Anti-Fraud Center](#)

### **Lease:**

- **Housing Rent Increase**

The 2023 rent increase limit is 2%.

The 2024 rent increase limit is 3.5%.

Reference: [Rent increases - Province of British Columbia \(gov.bc.ca\)](#)

- **Rental Deposit**

- a. At the start of a tenancy, a landlord can ask for a security deposit (or damage deposit) – **it can be no more than half of the first month's rent.**

Reference: [Deposits & Rental Fees - Province of British Columbia \(gov.bc.ca\)](#)

- b. You should never pay anything including the rental deposit upfront without confirming the identity of the landlord and a formal lease agreement.
- c. You should sign a written rental agreement with the landlord detailing terms and conditions, including the refund policy for deposits.

Reference: [Returning Deposits - Province of British Columbia \(gov.bc.ca\)](#)

- **Tenancy Agreement**

You should demand a written rental lease to detail the rights and responsibilities of both parties. You should ensure that you have a copy of lease agreement that is signed by both you and the landlord before your move-in date and paying any deposits. Both you and the landlord sign the lease agreement when both parties are physically present in an ideal situation. You should ensure that the written agreement should identify the landlord's name, address and contact information. In the lease agreement, the landlord's address should not be the address of the rental place unless the landlord lives here.

Reference: [Tenancy Agreements - Province of British Columbia \(gov.bc.ca\)](#)

### **Move-In:**

- **Move-In Inspection:**

At the beginning of a tenancy, a landlord and tenant must inspect the rental unit together. The landlord should bring a printed copy of [Move-in Inspection Form](#) during to the inspection. The landlord and tenant must sign and date the inspection report. If a tenant disagrees with the landlord's assessment, they should note any concerns or comments on the report before signing it.

Reference: <https://www2.gov.bc.ca/gov/content/housing-tenancy/residential-tenancies/starting-a-tenancy/moving-in>

- **Prove That You Have Paid**

The tenancy agreement can specify the forms in which rent can be paid (cash, cheque, electronic transfer, etc.) Receipts must be provided for rent paid in cash. This proves that

the rent was paid – both landlords and tenants should keep their copy of rent receipts in a safe place.

Reference: <https://www2.gov.bc.ca/gov/content/housing-tenancy/residential-tenancies/during-a-tenancy/paying-rent>

- **Renter's Insurance**

It's strongly advised that you carry renter's insurance to cover your liability for loss or damage to your belongings against theft, fire and other damage:

Reference: <https://vancouver.housing.ubc.ca/other-housing/off-campus-housing/>

- **Set Up Utilities**

a. Electricity: BC Hydro

b. TV, Internet and mobile phone services: [Shaw](#), [Rogers](#), [Telus](#), [Koodo](#), [Bell](#) and [Fido](#)

## **Daycare**

- UBC Childcare Services: [UBC Child Care Services: To Provide Exemplary Child Care Services at UBC](#)
- University Hill Preschool: [University Hill Preschool](#)
- Berwick Child Development Center: [Children and Youth - Developmental Disabilities Association](#)
- The Vista Point YMCA: [Home | YMCA Canada](#)
- Wesbrook Childcare Center: [UNA | Child Care - UNA \(myuna.ca\)](#)
- Childcare Search: [Child Care Search - Westcoast Child Care Resource Centre \(wstcoast.org\)](#)