

**UPEI INTERNATNIONAL
STUDENT OFFICE**

Housing Handbook

APRIL 2024

REFERENCE
Renting PEI
A Guide for Tenants
Renting on PEI





The General Reminders

Housing is incredibly difficult to secure on PEI, especially when so many simultaneously move for the school year. You **MUST** have long-term housing arranged **PRIOR** to your travel to Canada. Arriving without secured housing is strongly discouraged unless money is no issue and you have sufficient resources to stay in a hotel for an extended period.

Please make sure your housing is safe, secure, and affordable (factor in the cost of utilities when budgeting). When looking for housing, it's important that you secure housing close to campus, either within the bus route or that you can make arrangements to purchase a car immediately.

Unfortunately, the bus system isn't sufficient in many areas of Charlottetown and provides limited service. Sometimes, they only run during the day with no evening or weekend availability. Here is the link to view the available bus routes: <https://www.t3transit.ca/schedules>

If you have a car, you can widen your search to outside the city and may have more options outside the main Charlottetown areas. For example, Stratford, Cornwall, West Royalty, Sherwood, etc., may need more reliable bus service.

Living outside the city limits without a vehicle or regularly available bus routes is not ideal. Transit by taxi is costly. However, it is an option if you know about transportation difficulties and can afford it.

HOUSING OPTIONS

ON-CAMPUS HOUSING
HOMESTAY
OFF-CAMPUS HOUSING



01

ON-CAMPUS RESIDENCE | RESIDENCE@UPEI.CA

Living in residence means getting involved, making new friends, participating in exciting residence events, and having lots of fun. Become a member of Hall Council or a Residence Life Advisor. We have various residence options; and, whichever you choose, you'll be at home with your friends. Because residence students tend to immerse themselves in campus life, they are more likely to achieve academic success by taking advantage of readily accessible support services such as free tutoring for first-year students, and time management and study skills workshops.

02

HOMESTAY | HOMESTAY@UPEI.CA

Homestay is a great accommodation option for international and domestic students who prefer a "family-like" living arrangement. We have a wide variety of host families registered in our program who love meeting people from around the world and sharing our beautiful island with them.

03

OFF-CAMPUS HOUSING | OFFCAMPUSHOUSING@UPEI.CA

UPEI Off-campus housing provides links to many rental listings and opportunities for accommodation operators to list their available properties.

Estimated Rental Cost

One-bedroom apartment:
\$1200 ~ \$1400

Two-bedroom apartment:
\$1600 ~ \$2000

A room in a shared home:
\$ 750 ~ \$950

Canada's population is growing and the rate of growth is outpacing the supply of housing- apartments and houses

The increase in rents is being felt in all cities in Canada- both large and small. A two-bedroom that cost \$1400 in 2017 would now cost you more than 2k

Unless you are renting a room in someone's house, you should expect to have to purchase a bed and some basic furniture. Sometimes, a student who is leaving Canada may offer to sell you their furniture

You need to pay a damage deposit plus the first month's rent. Make sure you have sent enough money to Canada well in advance of your arrival



PERSONAL INFORMATION

Your personal information is protected by The Personal Information Protection and Electronic Documents Act (PIPEDA)

The landlord can ask for some personal information when you apply for a rental unit or before signing a tenancy agreement .



01

THE LANDLORD MUST:

Explain why they need the information and they must have your consent to collect, use, or share your personal information. They will also need to explain how they will store and protect the information, who can assess it, and when they will delete it.

02

THE LANDLORD MIGHT ASK FOR YOUR:

- Name,
- Address
- Date of birth
- Driver's license,
- Passport
- Employer's name,
- Tax information
- Income and Expenses

Tenancy Agreements

Legal contract between a Tenant and a Landlord

Types of tenancy agreements:

Fixed-term tenancy agreement:

A lease with a fixed start date and end date.
The most common length of ONE YEAR.
Once the initial term ends, the tenancy agreement automatically becomes a month-to-month agreement.

Periodic tenancy agreement:

A | It does not include an end date.
A periodic agreement can be month-to-month, week-to-week, or any other period.



Security Deposits

Money paid by a tenant and held in trust by the landlord during the tenancy agreement.

A security deposit must be:

- No more than one month's rent
- The monthly rent is \$1000, and the landlord maximum can ask for a \$1000 deposit.
- Held in trust until the tenant moves out.

You should NOT pay a security deposit before signing your tenancy agreement.

Your potential landlord CANNOT ask for:

- Key Money
- A deposit to hold the rental unit
- A pet deposit
- First and last month's rent

If the security deposit was charged more than one month's rent and you still live in the unit, you can apply to the Rental Office to return the money.

When should the security deposit be returned?

The security deposit must be returned to you at the end of your stay if you have:

- Paid your full rent and bills
- Cleaned the apartment adequately
- Maintained the condition of the property

Use the Interest Rate Calculator to find out how much interest you are owed.

Insurance, Rent Payment, Lease Termination



TENANT INSURANCE

Not legally required in PEI.
The landlord may require you to have it.

Service providers: PEI Mutual, TD Insurance,
Westland Insurance etc.
Research before you make a decision.



RENT PAYMENT

You are responsible for paying your **FULL** rent on
the day listed in your lease.
Your landlord can give you an eviction notice
ONE DAY after rent is due!



LEASE TERMINATION

End a Periodic Tenancy Agreement:

Please let your landlord know **7 days** in advance for a **week-to-week** agreement and **one month** in advance for a **month-to-month** agreement.

End a fixed-term Agreement:

You are expected to pay rent until the end date. If you want to leave before that, you may want to sublet or assign your lease.

YOU MUST NEED THE PERMISSION FROM YOUR LANDLORD

ROOMMATES

The **Residential Tenancy Act** does not cover how roommates should live together. Dealing with conflicts depends on the type of agreement.



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CO-TENANTS

- Both of their names are on a single tenancy agreement.
- Shared equal responsibility for paying rent in full and on time.
- The landlord can evict you or the co-tenant if you breach the condition OR do not pay rent.
- If a co-tenant wants to move out and you want to stay in the unit, you may be required to sign a new lease agreement.

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SUBLETTERS

- A person who rents a unit or a part of a unit from the original tenant, and whose name is not on the lease.
- A landlord-tenant relationship with the original tenant.
- When disagreement occurs, the Act may not protect you and the Rental Office may not be able to help you.

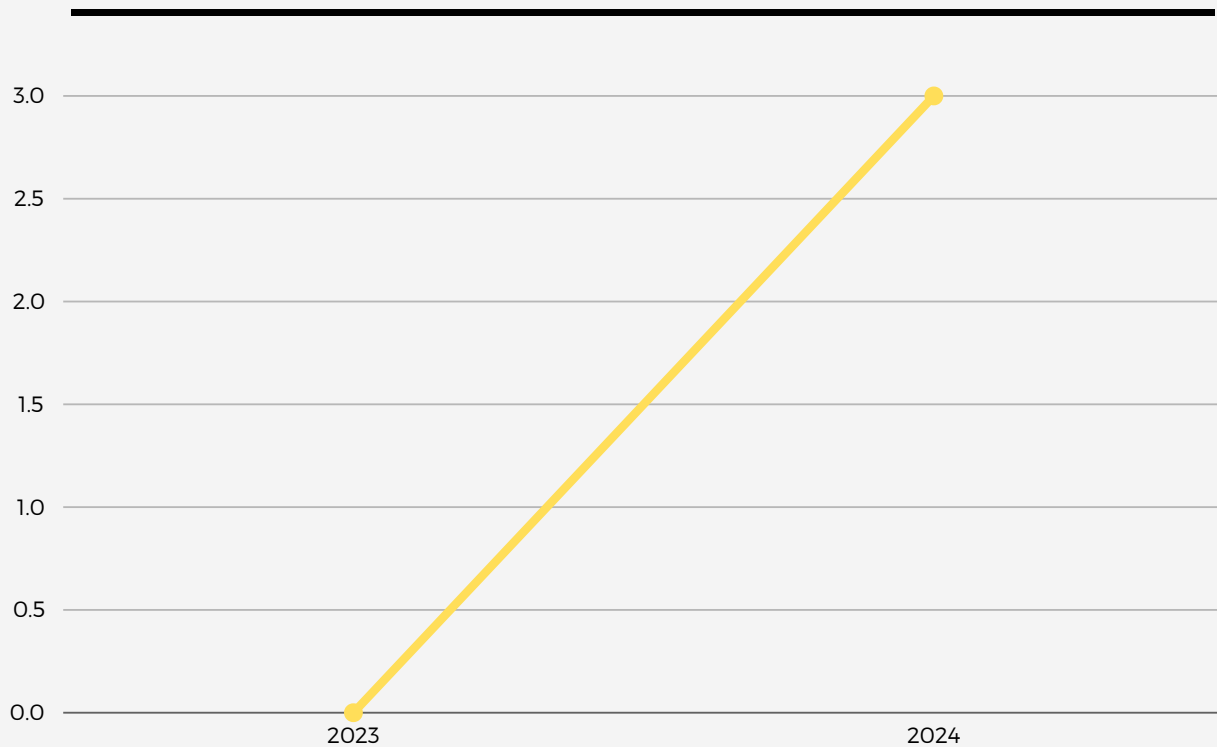
03

DISAGREEMENTS

- A **Roommate Agreement** and a **Sublet Agreement** could help solve disagreements.
- Your landlord may be able to intervene if your **quiet enjoyment** is disrupted.

Rent Increases

The landlord can only increase a unit's rent once every 12 months, even when a new tenant moves in.



If landlord wants to increase rent, they must:

- Three months' written notice
- Only increase rent once in a 12-month period
- Only increase rent by the annual allowable amount.
- For 2024, the allowable amount is 3%
- [IRAC Website](#)- Allowable Annual Increase



Top Tips

Tips on renting an apartment to help you navigate the process

- **Determine how much to budget for rent**

Determine how much you need to budget for rent and other renting-related expenses like utilities, parking fees, or pet fees

- **Identify what amenities you need**

It's important to determine what amenities you want in a rental since you'll likely be living in the unit for 12 months or more. Also, make sure that your lease states what amenities are included in the rent!!!

- **Visit Apartment Hunting Websites to Find Rentals**

There are multiple apps for apartment hunting that offer rental listings with current information on each unit and allow you to filter listings by price, property type, bed and baths, your desired move-in date, pet-friendly rentals, and more. E.g. Kijiji, Facebook Marketplace

- **Schedule In-Person Property Showings**

It's important to schedule in-person property showings with the landlord to get a closer look at the quality of the rental and explore the neighbourhood it's located in. Especially research on transportation! (T3 Transit)

- **Read Through the Entire Lease Agreement**

It's important that you read and understand your lease agreement before signing the document. You'll want to ensure the information on the rental listing aligns with the lease agreement and what the expectations are when living in the rental property.

RENTAL SCAMS

Rental scams occur when a property owner misrepresents themselves, the rental property in question or the terms of a lease in an attempt to obtain money for a fraudulent offer.

Rental scams happen year-round, but **scam advertisements do appear to increase in July/Aug** when students start seeking lodging.



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BE AWARE OF COMMON SIGNS THAT MAY BE A SCAM

- They don't want to meet you.
- They pressure you to move in quickly without seeing the property
- They ask you to send a deposit before seeing the property
- The price may be too good
- The listing has typos and poor grammar
- There is no tenant screening process.

With most of them, once you send money, the scammer will cease all communication.

02

DON'T BE A VICTIM

- Do your research. Drive by the property to determine if it is indeed an apartment building or an obvious rental. Some scammer get their listing from properties that are on the market for sale, or simply just a random house. If you're from out of Province, have someone you know do this for you.
- Meet the landlord in person and schedule a viewing.
- Never send money without satisfying yourself that it is legitimate.

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WHAT TO DO IF YOU ARE THE VICTIM OF A SCAM

- Report the fraud to your local Police
- Report the fraud to the Canadian Anti-Fraud Centre via their website or by calling 1888-495-8501.



Property Management Companies

Examples of reputable local property management companies:

- **Killiam Properties Inc**

<https://killamreit.com/charlottetown>

- **APM Maclean**

<https://www.apmmaclean.ca/>

- **Norray Properties**

<https://www.norrayproperties.ca/>

- **Canadian Apartment Properties REIT**

<https://www.capreit.ca/apartments-for-rent/>

- **Red Sands Property Management**

<https://www.redsandsproperties.ca/>

Check out the official websites for listings !

Supports & Resources

*Island Regulatory and Appeals Commission
(IRAC)*

902-892-3501

appealinquiries@irac.pe.ca

www.irac.pe.ca

Office of the Privacy Commissioner of Canada

1-800-282-1376

www.priv.gc.ca

The Rental Office/The Residential Tenancy Office

902-368-7878

askrental@peirentaloffice.ca

www.peirentaloffice.ca

Renting PEI

902-940-5368

renting@legalinfopei.ca

www.rentingpei.ca





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