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## **Returning to Campus #6**

A Guide to Residence & Housing for Fall 2021

Compiled by the UTSU President's Team

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***Last updated August 31, 2021. Information on this document is subject to change as federal, provincial, and university regulations change. Please reference the linked official sources to confirm all information.***

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## UNIVERSITY RESIDENCES

### **What are the different types of university residence?**

Every college in the Faculty of Arts and Science has its own residence system, which are operated independently from one another. You don't necessarily need to be registered at a college to live in its residences.

- [Innis College Residence](#)
- [New College Residence](#)
- [St. Michael's College Residence](#)
  - [Loretto College Residence for Women](#)
- [Trinity College Residence](#)
- [University College Residence](#)
- [Victoria College Residence](#)
- [Woodsworth College Residence](#)

Additionally, there are several residence systems that are not associated with any of the colleges:

- [Chestnut Residence](#)
- [Student Family Housing](#)
- [Graduate House](#)

Within each residence system, there are several styles of residence, including, but not limited to:

- Single, double, and triple dormitory style residences
- Apartment style residences
- Single-gender versus all-gender floors and residences
- Residences designated for students in particular programs or with certain scholarships

### **When do I apply for university residence?**

The deadline to apply for most University residences is sometime over the summer. You should first identify which residence you are most interested in early in the summer so you can begin the application process.



### **Are first year students guaranteed a spot in residence? Can upper-year students live in university residence?**

The University of Toronto has a first year guaranteed residence system as long as students complete the application within the designated time period. This means that residences buildings largely house first year students.

**Upper-year students are able to continue living in residence but are not guaranteed a space.** There are many different ways in which upper-years can stay in residence halls. In some cases, upper-year students need to demonstrate a level of involvement in the college community to be selected for more competitive residence spaces. Upper-year students can also take on hired roles that allow them to live on campus. Students can act as a Don for their college or the Chestnut Residence. Don's receive free room and board as payment for their role. It is recommended that you review your residences' website to better understand what the specific responsibilities of a Don may be for your space.

### **Do I need to be vaccinated to live in a university residence?**

**Yes, come September 2021, all students living in residence must be vaccinated two weeks after moving in.** Only one dose of a vaccine is required to move in, but eventually students will be required to be fully vaccinated.

Go [here](#) for more information on vaccination and residences.

### **What happens if I cannot secure a spot in university residence?**

If you're unable to secure a spot in a university residence, see the [next section](#).



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## OFF-CAMPUS HOUSING

### **What are the different types of off-campus housing?**

There are a variety of off-campus housing options for students in Toronto. If you'd prefer to live in a space with other students, **off-campus housing spaces designed specifically for students** are a great choice. Buildings like [Campus One](#) and [HOEM](#) are tailored to students and are typically furnished and provide access to additional amenities or social spaces. These buildings only allow students to rent, which can be a safer and easier transition for those living away from home for the first time. These spaces can be on the higher end of many student's budgets.

A more affordable housing option is **multi-tenant or "rooming" houses**. Students rent out a room in an apartment or house and share the common spaces with the rest of the tenants. This is one of the most affordable housing options while living in Toronto. However, multi-tenant houses are not equally regulated across the city. This means that they may present additional risks and hazards.

Students can also **rent an apartment, condo, or house**. The cost of these options can range in price based on condition, location, and size. With this in mind, rentals typically provide the most flexibility in determining a space that suits your needs. Students can choose to live off campus with their friends or others in search of roommates.

### **Where can I find off-campus housing options?**

**U of T has its own [off campus housing website](#) that compiles approved housing options for students on all three campuses.** All listings undergo assessment to help students avoid potential scams or unregulated housing environments. Students who already have housing but are searching for roommates are also able to create listings and advertise to other students.

**Websites like Zumper and Paddmapper are useful for housing searches.** There are a wide variety of listings available across the city. It is worth noting that these websites often contain scams, and that students should exercise caution while booking viewings or signing a lease. To avoid scams and expedite the search, students can enlist the help of a relator. Many of these webpages allow students to contact realtors about a property and continue to work with them as they look for other spaces.



Finally, **websites like Craigslist, Kijiji, and Facebook Marketplace** can also be useful to your housing search. However, be aware that these public marketplaces often contain more scams than official housing search websites (e.g. Zumper). For more tips on avoiding scams see [this section](#) of the guide.

### **Does the university regulate or standardize off-campus housing in any way?**

The University does not regulate off-campus housing. However, the UTSU is pushing for housing regulations. The City of Toronto is currently voting on a new [multi-tenant housing framework](#) that will make multi-tenant and rooming houses safer for students. If you're interested in helping to get this policy passed please reach out to [nicole.giebler@utsu.ca](mailto:nicole.giebler@utsu.ca).

### **How can I recognize and avoid scams?**

There are some key precautions you can take to avoid scams and fraud.

- Only sign a [standard Ontario lease](#).
- Bring your lease or advertisements for potential housing spaces to [Housing Services](#). Book an appointment to review your current housing options to determine if they are trustworthy and the best choice for you.
- Try to view the residence in-person or via video call before signing anything. Do not sign a lease having only seen pictures of the space.
- Be sure that you speak to the landlord or property manager face-to-face or at least over the phone before anything is signed. Don't rely on email or text communication alone.
- Ask if you can speak to the previous tenants, if possible. This way, you will have a second person verifying the details of the space.
- Do not sign anything, provide personal information (e.g. driver's license or passport), or hand over any money until you are confident that the listing is not a scam.

If you do run into a scam, you can report the lister to the police.



### **How can I educate myself on my rights and responsibilities as a tenant?**

Check out the UTSU [Tenant Guide](#). This document will help you learn more about the renting process as a whole and is a great resource for navigating housing in Toronto. Additionally, you can:

- Find other tenant guides created by other groups on campus, including the University itself
- Book an appointment with Housing Services
- Attend a URent or Tenant Topic workshop. Register in advance on [CLNx](#).

### **Are there emergency housing options available through UofT?**

Yes, UofT does offer some emergency housing support to students. Access their support services [here](#).

However, UofT's emergency housing support may involve Campus Safety (formerly known as Campus Police). If you would like to avoid interactions with Campus Safety, you may also consider searching for emergency housing through non-University affiliated services, such as [settlement.org](#) or the [City of Toronto](#).