

Searching for Housing



Knowing What to Look For:

Types of Units

Rooms:

If you rent a room in a house or residential building, you normally get your own room, but the other parts of the house are shared with the other people who live there. This tends to be cheaper than renting an apartment, and the landlords tend to be individual people.

- **Rooms in a Multi-Resident House:**

The building might be owned by another person, or owned by a commercial landlord. In some cases, the landlord might also live in the house.

- **Rooming Houses:**

These are houses with 5 - 30 bedrooms, where common rooms are shared between tenants. These must be licensed by the city.

- **Dorms:**

Rooms normally owned by a college, university, or school of some kind. You need to be a student at that school in order to rent them, but, some schools may rent dorms to other people during the summer. These rooms themselves are normally shared with other people, and common rooms like bathrooms, kitchens, etc., can be shared with your roommates, or people on a whole floor.

- **Student Housing:**

This might be any of the options listed above, but all the people who live there are normally students.

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Apartments:

If you rent an apartment, you are paying for the whole space. You only share it with people you want to. This is more expensive than renting a room, but it gives you more control over the living space, and lets you pick your roommates. Apartments are more likely to be owned by a company, instead of a single person.

Secondary Suites	Studio	Bachelor	1-2-3 Bedroom
Small apartments contained within a house. People often build them in basements, converted garages, and other places. They have their own kitchen, bathroom, and bedroom.	One big room with the bedroom, kitchen, and living room into a single space.	These are similar to a studio apartment, but tend to have a separate kitchen area. They may vary in size compared to studios.	These tend to be larger than studio/ bachelor apartments, and have separate rooms instead of a combined space.

Condominiums:

Condos are almost the same as apartments; normally grouped together in a large building or community.

Each one tends to have a separate owner, and can be different from the unit next to it. The biggest difference between condos and apartments is who owns the unit and how it is managed. You might also have to pay 'condo fees' on top of your rent, and may be responsible for a bigger share of the maintenance stuff.

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Types of Units

Houses/Townhouses:

Houses tend to give you the most privacy and control over your living space, and come with extra space (like lawns). They also tend to be more expensive, and need the most work. It's less common to find a house or a townhouse for rent, but there are a number of different types you might find, like:

- **Semi-detached house:**
These houses are partially connected to another house by at least one wall, and may have shared land around them.
- **Detached house:**
These are individual houses that sit on their own land, with no connections to another building.
- **Duplex/Triplex:**
These houses are divided into two/three separate apartments for people to live in (one on the top floor, one on the bottom floor, for example).
- **Townhouses:**
These are individual homes, but they're connected to another home beside them, as part of a larger building. Although they're connected, each one may be owned by a separate landlord.
- **Co-Op Housing:**
An arrangement where the home is jointly owned by the people who live there. This may be cheaper than renting an apartment in some situations, but you have to buy into the arrangement.

Knowing What to Look For:

Types of Units

Individual vs Commercial Landlord: What's the Difference?

Individual Landlords	Commercial Landlords
<p>Pros:</p> <ul style="list-style-type: none">-Normally dealing with individual person-More personal relationship with landlord + more face to face interaction-Might be more flexible about the terms of you renting-Often cheaper to rent from	<p>Pros:</p> <ul style="list-style-type: none">-Normally dealing with property management company-Maintenance requests are normally filled quicker-More consistent rules and policies-Unit re-sale to another owner less likely
<p>Cons:</p> <ul style="list-style-type: none">-Maintenance requests may take longer-Often less consistent about rules and policies-Unit re-sale to another owner more likely	<p>Cons:</p> <ul style="list-style-type: none">-Less personal relationship with management, and less face to face interaction-Often more expensive to rent from-Often have a longer application process

Knowing What to Look For:

Ad Terminology

Common Terms and Short Forms:

Term	Definition
2 piece bathroom or 1/2 bathroom	Bathroom with a sink and toilet
3 piece bathroom or 1/3 bathroom	Bathroom with a sink, toilet, tub or shower
4 piece bathroom or 1/4 bathroom	Bathroom with a sink, toilet, tub and shower
420 friendly/ not friendly	Okay with / not okay with cannabis use
Amenities	Useful locations, like stores, parks, businesses, etc.
Den	A living room, or something similar
Furnished	Furniture included with the space
Inclusive	Cost of utilities included in the rent
Single/Double Occupancy	Number of people sharing the space (e.g. a room)

Short Form	Definition
-A/C	Air Conditioning
-Appl	Appliances
-Appt	Apartment
-Brdm	Bedroom
-Furn	Furnished
-H+H	Heat and Hydro
-Prkg	Parking Space
-SSFC	Sir Sandford Fleming College
-Sq ft	Square Feet
-U/G	Underground
-W/O	Walk-out

Knowing What to Look For:

Ad Terminology

What does “affordable” really mean?

Many housing ads and newspapers use the term “affordable”, but they don’t all mean the same thing. If you’re looking for affordable housing, make sure you find what’s right for you.

- **Definition 1:**
80% or less of “market value” (the amount most apartments of the same type are being rented for).
- **Definition 2:**
Rent that’s equal to or less than 30% of your income.
 - Rent Geared to Income (RGI housing):
Housing where your rent is reduced by local governments to equal 30% or less of your income. There is an application process and waitlist for getting RGI housing,
- **Definition 3:**
Non-profit housing.

What does “inclusive” really mean?

Many ads say that your rent is “inclusive”, or “all-inclusive”. But it may be worth double checking to make sure **all** utilities and expenses are included, rather than just heat and hydro.

Utilities	Other Expenses
-Heat	-Parking Spaces
-Hydro/Electricity	-Cable/TV
-Gas	-Appliances, ex. laundry machines
-Water/Sewer	-Home-Owner Association/ Condo Fees**
-Wi-Fi	

Knowing What to Look For: Identifying Discrimination in Ads

When posting an ad, some landlords will say they are only willing to rent to *some* tenants, for many reasons. This may be said directly, or indirectly in their ad.

Only accepting tenants who meet certain criteria is okay sometimes, but other times it might be **discriminatory** under the Ontario Human Rights Code.

In Ontario, it's illegal for a landlord to deny you rent based on any of the following:

- Your race, colour, or ethnicity
- Religion
- Birthplace or citizenship
- Age (if you are over 18)
- Sex, sexual orientation, gender identity, or gender expression
- Disability
- Marital status
- You being pregnant
- You having children
- You receiving social assistance

There are a few situations where the Ontario Human Rights Code does not stop a landlord from refusing to rent to you:

- If all the units in the building are rented to people of one sex, the landlord can exclude those who are not of that sex.
- If the home is rented to seniors, the landlord can select tenants based on their age.
- For any reason if you would be sharing common space with the landlord or their family.

Discrimination can be hard to prove. If you find yourself being refused rent and you think it might be for discriminatory reasons, it's a good idea to keep a record of things which can support your case.

Knowing What to Look For: Identifying Discrimination in Ads

For more information, where to get help, and how to fight against landlord discrimination, visit Steps to Justice at: stepstojustice.ca/questions/housing-law/landlord-wont-rent-me-and-i-think-its-because-discrimination-what-can-i-do

Or contact one of the following groups below:

Peterborough Community Legal Centre
705-749-9355
ptbo-clc.org

The Human Rights Legal Support Centre
1-866-625-5179

Centre for Equality Rights in Accommodation
1-800-263-1139 ext. 1
cera@equalityrights.org
equalityrights.org/cera/

To **launch a discrimination claim**, contact:

The Human Rights Tribunal of Ontario
htro.ca
1-866-598-0322

Narrowing Your Search:

Where to Look for Housing

There are a lot of places online that post rental ads. Here's a few places you can find them:

- [kijiji.ca](https://www.kijiji.ca) helps you find classified for this city and others
- [zumper.com/apartments-for-rent](https://www.zumper.com/apartments-for-rent) contains a number of listings for Peterborough and the surrounding area
- [places4students.com](https://www.places4students.com) for students to find rent, roommates, and sublets
- [housingpeterborough.com](https://www.housingpeterborough.com) the CCRC Housing Resource Centre posts a compilation of vacancy listings in Peterborough every Friday, you can sign up by email to have reminder notifications sent to you when new ones are posted
- [ptbohousingcorp.ca/index.php/affordable-housing-current-vacancies](https://www.ptbohousingcorp.ca/index.php/affordable-housing-current-vacancies) contains a list of social housing vacancies through Peterborough Housing Corporation
- [Roomies.ca](https://www.roomies.ca) listing of people seeking roommates—offering room and seeking room
- Some [Facebook](#) groups might share housing ads too!

Narrowing Your Search:

Housing Search Tracker

	Unit 1	Unit 2	Unit 3
Location of unit:			
Landlord's name:			
Landlord contact info:			
Application process?			
Credit check required?			
Guarantor required?			
References required?			
Employment/income check required?			
Tenant insurance required?			
Criminal check required?			
First and last required?			
Contacted landlord?			
Completed application?			
Viewing date:			
Viewing completed?			
Other Notes:			
Other Notes:			

Narrowing Your Search:

Rental Comparison Sheet

	Unit 1	Unit 2	Unit 3
Terms of Rent			
Unit Address			
Rent Amount			
Utilities Included?			
Utilities Cost?			
Application Fee			
Deposit Required?			
Date Available			
People			
Number of roommates?			
Landlord lives on site?			
Common space shared with landlord?			
Lease Terms			
Rent Due Date			
Length of Lease			
Shared Lease?			
Penalties?			
Pet Rules?			
Smoking Rules?			

Narrowing Your Search:

Rental Comparison Sheet

	Unit 1	Unit 2	Unit 3
Building Features			
Number of Rooms			
Which floor is the unit on?			
Parking Spaces			
Separate Entrance?			
Accessible Entrance?			
Is unit accessible?			
Number of Bathrooms			
Unit Features			
Separate Kitchen?			
Separate Dining Room?			
Good Storage Space?			
On-site Laundry?			
Lockable Doors/Windows?			
Air Conditioning?			
Central Heating?			
Height of Ceilings?			
Type of Floors?			
Good Lighting?			

Narrowing Your Search:

Rental Comparison Sheet

	Unit 1	Unit 2	Unit 3
Kitchen			
Condition of fridge?			
Condition of stove?			
Dishwasher?			
Microwave?			
Other appliances?			
Storage space?			
Counter space?			
Other notable stuff?			
Bathroom			
Shower?			
Bathtub?			
Ventilation/fan?			
Size of bathroom?			
Furnishings			
Furnished room?			
Furnished common space?			
Paint colour/condition			
Carpeting?			

Narrowing Your Search:

Rental Comparison Sheet

	Unit 1	Unit 2	Unit 3
Outside of Unit			
Yard?			
Walkout?			
Lawn/patio furniture?			
Barbecue?			
Good outside lighting?			
Location			
Noise level?			
On bus route?			
How far to work/school?			
Park/rec space nearby?			
Near stores/amenities?			
Family nearby?			
Safe neighbourhood?			
Maintenance			
Everything worked well?			
Any notable damage?			
History of water issues?			
History of pest issues?			

Narrowing Your Search:

Rental Comparison Sheet

	Unit 1	Unit 2	Unit 3
Contacts			
Impression of landlord			
Commercial landlord?			
Landlord contact info			
Impression of roommates			
Impression of neighbours			
Other things:			

Getting Around: Public Transit

One of the most common ways to get around is public transit.

The City of Peterborough is doing a transit review, and changes might be made to the routes and schedules in the future, all information below is current as of March 1st, 2021.

For more information, contact Peterborough Transit Customer Service at [705-745-0525](tel:705-745-0525) or visit peterborough.ca/en/city-services/transit.aspx

Where does the bus go?

Peterborough currently has 10 regular bus routes, along with 3 “community bus” routes, and Handi-Van services for those with additional accessibility/mobility needs.

Transit maps can be found online at peterborough.ca/en/city-services/routes-and-schedules.aspx and physical copies are available at the Peterborough Bus Terminal, at [190 Simcoe Street](#), and at most malls in the city.

When does the bus come?

Transit schedules can be found at peterborough.ca/en/city-services/routes-and-schedules.aspx and paper copies are also available at the Bus Terminal or most malls. It is best to check the exact schedule for each route, but, most of the busses come every half-hour to forty minutes.

If you’re planning your trip or waiting for the bus, and you want updates about transit delays, you can get them from the Peterborough Transit Twitter profile, [@ptbo_transit](https://twitter.com/ptbo_transit) or twitter.com/ptbo_transit

Getting Around: Public Transit

Handi-Van Services:

If you have mobility/accessibility needs and cannot take a regular bus, you can book a Transit Handi-Van to help with your trip. They will take you door to door, but you must be a **registered user**.

You can book a reservation from **9:00 AM to 4:30 PM on Monday to Friday**, up to two weeks in advance, by calling [705-740-6797](tel:705-740-6797).

If you need to cancel a booking, you can do so by calling the same number above.

The van is available
6:00 AM to 11:50 PM, Monday to Friday
6:40 AM to 11:50 PM on Saturdays
8:00 AM to 7:55 PM on Sundays

To register as a Handi-Van user, you must have an application filled out and signed by a healthcare professional, which can be one of the following:

You can get more details and access to an application by calling [\(705\) 745-5801](tel:705-745-5801), or online at peterborough.ca/en/city-services/handi-van-service.aspx#Handi-Van-service-hours

- Doctor
- Nurse or Nurse Practitioner
- Occupational Therapist
- Optometrist, Ophthalmologist, or Eye Doctor
- Physiotherapist
- Psychologist or Psychiatrist
- Speech Language Pathologist

Getting Around: Public Transit

What if I don't live near a bus stop?

If you don't live near a bus stop, you can hire a **trans-cab**. This is when a taxi will pick you up and take you to/from a trans-cab stop along one of the bus routes. You can read more about this service at peterborough.ca/en/city-services/routes-and-schedules.aspx

How much does transit cost?

Regular Fare	\$2.75
Trans-Cab Fare	\$3.50

1 Day	\$10.00
10 Rides	\$25.00
30 Days	
Children Under 12	\$45.00
High School Students	\$60.00
Adults	\$66.00

Seniors: 65+	
30 Days	\$45.00
6 Months January 1– June 30th	\$150.00
6 Months July 1st to December 31st	\$150.00
1 Year January 1st to December 31st	\$250.00

Trent and Fleming Students have 1 year bus passes provided by their student unions. These are included in the ancillary fees every semester.

Peterborough Transit also provides discounted bus passes to verified ODSP clients. If you are an ODSP recipient, speak to your caseworker at [705-742-9292](tel:705-742-9292) for more information.

Getting Around: Public Transit

Where can I get a bus pass?

For all passes, except Trent and Fleming Student passes

- Peterborough Bus Terminal - Customer Service - 190 Simcoe Street:
8:30 AM - 8:00 PM, Monday to Saturday
9:00 AM - 4:00 PM, Sunday

For all passes, except 6 month/1 year Senior passes, and Trent/Fleming Student passes:

- Lansdowne Place Mall - 645 Lansdowne Street West
9:30 AM - 9:00 PM, Monday to Friday
9:30 AM - 6:00 PM, Saturday
11:00 AM - 5:00 PM, Sunday

Trent Students receive an email in September, which allows you to download your digital bus pass to keep and display on your phone. If you would like to get a physical bus pass, you can have one printed at the Trent U Card Office at Blackburn Hall.

Note the physical pass must be renewed every year at the start of September.

- For questions or more information, email bus@trentcentral.ca or visit trentcentral.ca/transitf

Full-time Fleming Students also receive an email in September, which allows you to download your digital bus pass.

- For questions or more information, email info@flemingsac.ca or visit flemingsac.ca/transportation

Getting Around: Public Transit

How does taking the bus work?

Taking a bus gets easier once you've done it a few times. Here are some tips:

- 1) Plan your trip
- 2) Get to the bus stop where the bus will pick you up
- 3) Enter through the door at the **front** of the bus (if you have mobility challenges, Peterborough busses have fold out ramps or can lower down to help you)
- 4) Insert your bus fare (\$2.75 for a regular bus, \$3.50 for a trans-cab) into the coin slot in the machine next to the door, or swipe your transfer/bus pass. Trent/Fleming students with bus passes from their school just need to show the driver.
- 5) If you are getting off the bus and getting on to another, you can ask for a **transfer**, which will let you get on to any bus without having to pay again. Transfers are good for up to 90 minutes after they are printed, so you need to use them quickly.
- 6) When you want to get off the bus, pull the yellow rope along the side of the bus, or push one of the red STOP buttons, and the bus will let you off at the next stop.

There are a few things to keep in mind when you're taking the bus:

- Seats at the front of the bus are reserved for those with mobility/accessibility needs. You can sit there, but you're **required** to move if someone who needs it gets on the bus.
- Strollers are fine, but skis, toboggans, snowboards, wagons, and bikes are not allowed on the buses.
- No pets are allowed, unless they're in a small carrier. Service animals are permitted though.
- Keeping transit etiquette in mind is important too, you can read more about it at: peterborough.ca/en/city-services/rules-and-guidelines.aspx