

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.

Knowing What to Look For:

Types of Units

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.

Knowing What to Look For:

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