

Concerns

If a student or landlord has a concern which he/she feels should be brought to the attention of the University, please submit it in writing, documenting names and details, to the Off-Campus Housing Service.

Should two separate written complaints about the same landlord or property be received, the University reserves the right to remove the listings from all records and listing services.

Housing Mediation Service



The University operates a Housing Mediation Service, which offers landlords and tenants a forum where they can discuss their concerns before a neutral third party. This is a free service. If you have any questions about the Residential Tenancies Act, leases or City of London bylaws, the Housing Mediation Service will help to answer these questions or refer you to the appropriate agency.

Housing Mediation Officer

Office Hours: 8:30 a.m. to 4:30 p.m.

Monday to Friday

Location: Room 102, Elgin Hall

Phone: 519-661-3787

E-mail: housing.mediation.service@uwo.ca

Website: www.has.uwo.ca/housing/mediation

Important Numbers

Landlord and Tenant Concerns

Western's Housing Mediation Service	519-661-3787
Community Legal Service	519-661-3352
Neighbourhood Legal Services	519-438-2890
Legal Aid	519-433-8179
Landlord and Tenant Board	1-888-332-3234

Housing Standards Information

City Property Standards	519-661-4660
City Garbage Collection	519-661-4585
London-Middlesex Health Unit	519-663-5317

Services

London Hydro	519-661-5503
Union Gas	1-888-774-3111
Union Energy	1-877-267-7902
London Transit Commission	519-451-1347
Information London	519-432-2211
Rogers	519-646-3300
Bell Canada	519-310-2355



Off-Campus Housing Service
Division of Housing and Ancillary Services
Elgin Hall, Room 102
London, Ontario N6A 5B9
Phone: 519-661-3550
Fax: 519-661-3687
E-mail: off-campus.housing@uwo.ca
Web site: offcampus.uwo.ca

Western's Off-Campus Housing Service



This service is a resource for Western students looking for off-campus rental accommodations. London landlords also use this service to list rental accommodations for students.



Off-Campus Housing Service

For students seeking accommodations, Western's Off-Campus Housing Service maintains listings of housing available throughout the City of London. The Service provides the following features:

- View listings online. Listings are updated daily and include a "Just Listed" category.
- Phone service, brochures and other reference materials available at no charge.
- Computers with free printing service enable students to conduct personalized housing searches based on rental price, location and housing type.
- During the summer (May to August), overnight accommodation is available at Western's Bed & Breakfast for a reasonable price. Call 519-661-3476 for more information and reservations.

Office is open weekdays from
8:30 a.m. to 4:30 p.m.
Room 102, Elgin Hall

Listings available for viewing 365 days a
year from 8:30 a.m. to 8:30 p.m.
Room 109, Elgin Hall

Place a Listing

The rates for placing a listing with the Off-Campus Housing Service are as follows:

Students

Full-time Western students receive one free listing

Landlords

\$25 (incl. HST) for the first listing

\$10 (incl. HST) for each additional listing

Types of Listings

- **Apartments** - Bachelor or apartments with several bedrooms, including houses and apartment complexes.
- **Houses** - Detached, semi-detached or townhouses.
- **Room with Cooking Facilities** - Room within a house or building that has access to cooking facilities.
- **Room in Private Home** - No access to cooking facilities.
- **Room and Board** - A room with meals provided.
- **Apartment/House to Share** - Sharing accommodations with roommates.
- **Sublets** - Current tenants renting out their accommodations.
- **Temporary** - Accommodations made on a temporary basis, may be long term.

Rental Prices



The following are average monthly rental prices based on Off-Campus Housing listings as of June 2010:

Bachelor Apartment	\$540 (inclusive)
One Bedroom Apartment	\$660 + utilities
Two Bedroom Apartment	\$975 + utilities
Three Bedroom Apartment	\$1320 + utilities
Room	\$420 (inclusive)
Room and Board	\$575 (inclusive)
Apartment to Share	\$425 + utilities
House to Share	\$430 + utilities

Off-Campus Housing receives over 50%
of all rental listings after March.

Tips on Renting

It is important to know if the accommodations are covered by the provincial laws stated in the Residential Tenancies Act (RTA). Most accommodations are covered; however, if you share a bathroom and/or kitchen with the owner or their immediate family, then you are not covered by the RTA.

Many landlords require tenants to sign a twelve-month lease. If you sign a lease in the spring, consider subletting for the summer. List your sublet as early as possible, as it is a competitive market.

Remember to read *Renting in London*
before signing a lease!

Before signing a rental agreement, ask about the following:

- **Lease** - What does a lease include? Is it covered by the RTA?
- **Security Deposits** - Under the RTA, landlords can only ask for a deposit equal to one month's rent.
- **Damages** - You may wish to do a pre-move in and post-move out inspection of the premises.
- **Amenities** - What are the actual costs of utilities if they are not included in the rental price? Where are the nearest laundry facilities? Where is the nearest bus stop? Is parking available?
- **End of Agreement** - What is the proper notice to give before moving out? Note that at the end of a lease agreement, a tenant can live month-to-month without signing a renewal.

