

Student's Guide to Living in PEI

**All the answers you need to find a
great place in Charlottetown.**

**UNIVERSITY
APARTMENTS**

1

SHOULD I LIVE IN AN APARTMENT OR HOUSE?

Choosing an apartment or a house is a big decision with tons of ups and downs to both. We've prepared some pros and cons that should help you make that decision.



Pros & Con Of

**LIVING IN AN
APARTMENT BUILDING**

Pros

Safety of being in a bigger building

Some apartments have amenities like gyms, pools, or stores

You get to be part of a 'city' lifestyle

More options to live alone or with only one or two roommates.

Likely some or all utilities are included.

Cons

You might have to deal with noisy neighbours when youre sharing a wall.

Dealing with elevators or stairs.

Your space might be smaller in an apartment.

Pros & Con Of

LIVING IN AN HOUSE

Pros

Cons

More traditional student accommodations in PEI.

Typically meant for bigger groups of students.

You might get a backyard or deck.

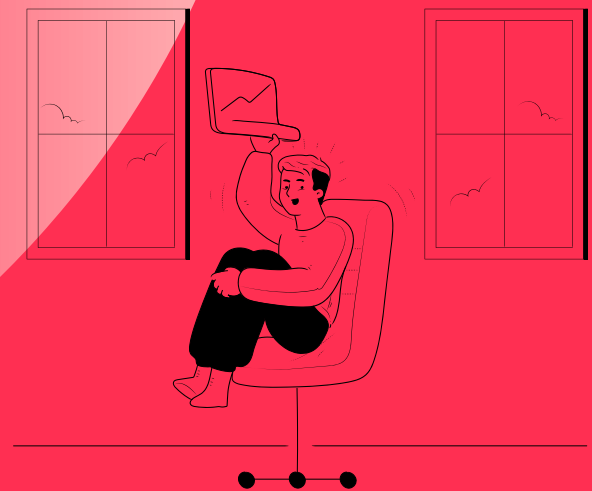
You may need to pay more in utilities (if they're not included)

Potential for larger bedrooms and more bathrooms.

2

SHOULD I HAVE ROOMMATES OR LIVE ALONE?

This is a personal preference, with positives and negatives for both scenarios. Roommates can either become your best friends or your worst enemies and everything in between! Make sure to check that your lifestyles will work together when finding the best people to live with.



LIVING WITH ROOMMATES

**Here's a few
questions you
could ask a
potential
roommate before
you get a place
together**

- How neat or messy are you?
- What do you do on the weekends?
- What is your typical wakeup/bedtime schedule?
- Do you smoke/drink?
- How often do you cook?
- Have you lived on your own before?
- Do you have friends over often?

**Once you've found a great
roommate, make sure you set up
good boundaries...**

- How will we split up bills and how will we pay for them?
- How do we organize chores together?
- Will we share all kitchen and bathroom cupboard space, or should we have designated spaces?
- Will we buy groceries together, or just share a few smaller things?
- What furniture will we need to bring or buy?



**Roommate
Compatibility Checklist**

3

WHERE SHOULD I LOOK FOR APARTMENTS?

Gone are the days of looking in the classified of the local newspaper for apartments. There are endless apartment search engines online, here are a list of the most used in Charlottetown.



APARTMENT SEARCHING

Apartments available to rent
are posted on multiple sites,
here's where to look...

Don't forget Facebook
groups!

Here's a few to get you started...

[PEI Pet Friendly Home Rentals](#)

[PEI Apartment Rentals](#)

[PEI Apartment & House Rentals](#)



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craigslist

Roomies
-ca

kijiji™

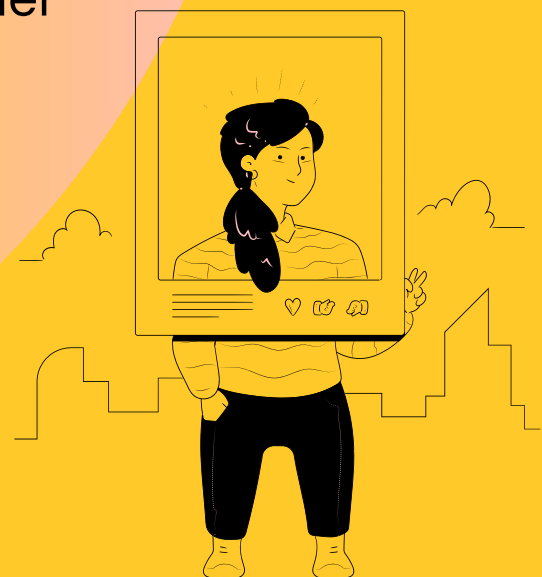


UPEI Off Campus Housing
offcampushousing@upei.ca
902-894-2850

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WHAT SHOULD I LOOK FOR DURING AN APARTMENT VIEWING?

So you've spotted an apartment ad you like. Woohoo! Don't get too excited just yet; let's talk about what questions you should be asking when viewing your potential apartment, and what you should consider before signing a lease...



APARTMENT VIEWING

Q: What utilities are included in rent?

Q: If utilities are not included, how much do they average out to per month?

Q: Are appliances included?

Q: Is there parking? Bike storage or storage lockers?

Q: Where is the fuse box?

Q: Does the apartment come furnished or unfurnished?

Q: Are there smoke detectors, do they work?

Q: Who do I notify if repairs are needed?

Q: Is there in-unit coin operated laundry in the building, or none at all?

Q: Where are the essentials in this area?

Q: What is the pet policy?

Q: Is the apartment accessible? Is there an elevator or stairs?



Landlord Q&A

Other things to
consider

APARTMENT VIEWING

SECURITY

Take note of the apartments security features - are there security cameras? security alarm?

Do your windows lock? Is there a common area? Does it have a lock? How many locks does your door have?

OTHER

- Are there any signs of mould or pests?
- Is the apartment properly insulated?
- How are the other tenants? Will your lifestyles clash?
- Are the power outlets, faucets, and shower in good condition?



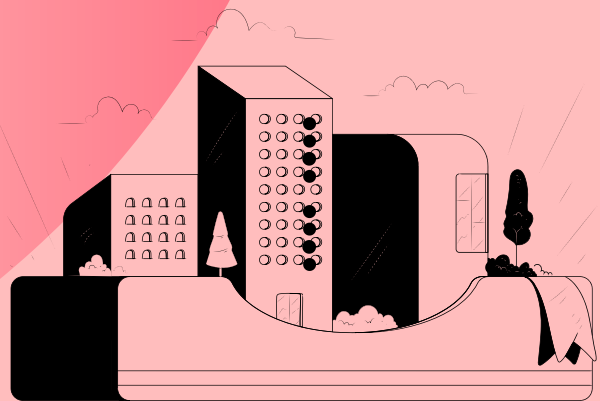
Apartment
Viewing Checklist

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HOW DO I KNOW IF THE LANDLORD IS ANY GOOD?

An apartment is only as good as the landlord who owns it, and if you don't have a terrible landlord story, you definitely know someone who does.

Here's how you know you've (probably) avoided a landlord from h3ll...



FINDING A GREAT LANDLORD

THEY ANSWER YOUR QUESTIONS

Sounds simple right? If your landlord responds to your questions promptly and honestly, without avoiding them, you're on the right track.

How long have they owned the property? How have rental prices changed over the years?

THEY PASS YOUR RESEARCH TEST

Search your landlord's name, company, or building and find some review sites to check out the evaluations of the property management company or landlord from previous tenants.

It may require some digging, but Google reviews and Reddit are a good place to start.



[Landlord Q&A](#)

Cont...

FINDING A GREAT LANDLORD

THEY WANT TO KNOW ABOUT YOU

An easy sign that a landlord cares about their property usually includes a detailed application. If a landlord has invested money into their property, they'll want good tenants who will take care of their investment.

They should want your co-signer's name/contact info, reference letter, employment history/student status, etc.

THEY ARE OPEN FOR CONVERSATION

Have a conversation with your landlord regarding how they would handle tricky situations and clarify the qualities you are looking for in a landlord.

PRO TIP

This process may feel awkward and uncomfortable... but remember, you are interviewing them just as much as they are interviewing you!



Landlord Q&A

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WHAT IS NORMAL TO BE REQUIRED ON A LEASE?

Moving into your first apartment is exciting stuff!

But, what the heck is on a lease and why is it so important to *actually* read the fine print?



LEASE REQUIREMENTS

SECURITY DEPOSIT

In PEI, your landlord can ask for a security deposit of up to one month's rent. Usually they collect this when you sign your lease, and they will return this back to you at the end of your lease term following a move-out inspection.

CO-SIGNER/GUARENTOR

As a student, you will likely be asked for a co-signer or a guarantor. This is someone (usually a parent) who has already built credit and can be responsible for the rent payments in the case that you cannot pay. This is very common when renting to students, so make sure you talk to a parent or guardian about this when you are apartment shopping.



Standard
Rental Agreement

ASK QUESTIONS!

Remember to ask questions about your lease and consult more than just your landlord. Don't be afraid to advocate for yourself or seek help when it comes to even basic things like choosing which internet provider to use. If you would like a bit more information, check out the full guide by Rentals PEI.



Standard
Rental Agreement

Cont...

LEASE REQUIREMENTS

LEASE TERMS

Lease terms are either:

- Monthly (renewed month to month)
- Yearly (renewed year to year)
- Fixed-term

In monthly and yearly leases, the lease automatically renews if you don't give proper notice that you are leaving. In a fixed term lease (which is common for student rentals) your lease ends on a specific date and then you are under no obligation to renew. You'll need to speak to your landlord 3-6 months before the end of the term in order to renew.

TENANT INSURANCE

Tenant insurance is not required by law in PEI. However, some landlords may require you to have it as part of your rental agreement.

This insurance covers damages from disasters like fires or floods, and liability such as if someone fell in your apartment and wanted to sue you. It is always prudent to get insurance to protect yourself and/or your roommates.

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CAN I GET A SHORTER TERM LEASE?

Subletting is a great option if you're only coming to Charlottetown for a semester or two, if you're studying on an exchange or if you're here on a co-op work term. It's very common for students to sign a lease for a year and want to sublet their apartment at least one of the semesters.



Q & A

SUBLETTING

Q

What is subletting?

A way to rent a portion of someone else's lease from them.

A

Q

How does subletting work?

You (a sublessee) will sign a lease agreement with a sublessor who has a lease for the unit. They remain responsible for the apartment and they will become your landlord for the term of your agreement.

A

Q

What terms are usually available for sublet?

Summer (May 1- Aug 31) is usually the most common, but you can also find lots of subletting opportunities from Sept 1-Dec 31, and Jan 1 - Apr 30.

A

Q & A

SUBLETTING

Cont...

Q

Who do I pay rent to?

You would pay rent to the Sublessor (the student renting their apartment) , and they continue to pay the landlord..

A

Q

What should I keep in mind when looking for a place to sublet?

Make sure that the Sublessor has permission from their landlord to sublet. You should also make sure the other roommates know they plan to sublet and you may want to meet them before committing to live there. Always check whether or not furniture and utilities will be included in the agreement.

A

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HOW CAN I GET TO CHARLOTTETOWN FROM THE AIRPORT

The Charlottetown Airport is about a 15 minute drive to downtown Charlottetown. Here are some options to getting you into the city!



AIRPORT TRANSPORTATION

TAXI

Multiple taxi's go from the airport into the city. You can expect to pay \$16 to go from the airport to Charlottetown

PUBLIC TRANSIT

T3 Transit offers daily municipal transit services to Charlottetown with stops at the airport.

BILL'S VAN SERVICE

Bill's Van Service provides Charlottetown Airport pick up & drop off services.

ACCESSIBLE TRANSPORTATION

Accessible transportation to and from the airport can be pre-arranged with the following companies. Advance notice is required.

- Pat and the Elephant
- PEI Online Taxi
- Donna's Transfer 1-(902)-436-3394

UNIVERSITY
APARTMENTS

BEAUTIFUL SPACES DESIGNED FOR STUDENT LIFE

CHECK OUT OUR LISTINGS IN
CHARLOTTETOWN



BEAUTIFUL APARTMENTS

Top of the line places you and your roomies will be excited to call home!



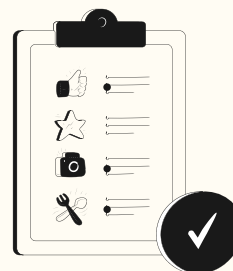
MINUTES FROM CAMPUS

Roll out of bed to class, the library, or campus life; you'll be right by all the action



FULLY FURNISHED

No trips to IKEA, everything is custom designed to fit your beautiful new space.!



TOP SECURITY

You can rest easy knowing you'll be safe and sound with us.

FOLLOW US ON SOCIAL MEDIA!



RESOURCES



[Off Campus Housing – University of PEI](#)

[Renting on PEI – A Guide for Tenants – Community Legal Information](#)

[Landlord Q & A – Student Life Off Campus Housing](#)

[3 Ways Landlords Can Help You – UA](#)

[5 Ways to Build a Great Relationship With Your Landlord – UA](#)

[10 Places Where You Could Meet Your Future Roommate\(s\) – UA](#)

[Roommate Compatibility Checklist – Student Life Off Campus Housing](#)

[5 Things to Look For in a Great Roommate – UA](#)

[Apartment Viewing Checklist – Student Life Off Campus Housing](#)

[Budget Worksheet – University of PEI](#)

[Fire Marshal Office – Government of PEI](#)

[Sorting Guide – Island Waste Management Corporation](#)

[Legal Information for Tenants & Landlords – Renting PEI](#)

[Community Legal Information](#)

[Office of the Director of Residential Rental Property](#)