



International Student Housing Guide

Edmonton

Navigating housing as a full-time student can be challenging. This guide outlines affordable housing opportunities, tenant support services and practical tips for international students in their search for a home during their studies in Edmonton. Whether you're new to the city or seeking a more suitable living arrangement, knowing your options and what resources are available to you can simplify this process.

Key Considerations for Housing Research

1. **Research in Advance:** Start your housing research 2-3 months ahead of your planned move-in date and contact potential accommodations 2-3 weeks prior for a tour.
2. **Rent Breakdown:** Review the rent specifics for each room option available.
3. **Facility Assessment:** Evaluate layouts, available amenities and facilities provided by the housing option.
4. **Included Utilities:** Clarify what utilities or other costs are covered in the rent. Accommodations that include utilities can often be more economical.
5. **Leasing Terms:** Understand the different [leasing options available](#). Get the tenancy agreement in writing. The Landlord is required to give you a copy within 21 days for you to keep.
6. **Accommodation Inspection Report:** [Inspection reports](#) document the property's condition when tenants move in and out, conducted within a week of these events. Landlords must provide tenants with a copy of the report, detailing any noticeable damages.
7. **Damage Deposit:** Collected at the beginning of the tenancy and are refundable if there is no damage to the unit. The deposit cannot exceed one month's rent. [RTA - Section 4](#)
8. **Proximity to Post-Secondary Institution:** Consider the distance from your institution—whether within walking distance or accessible via public transit—and the transit time involved.
9. **Schedule In-Person Tours:** Contact the landlord or property manager to schedule an in-person tour.
10. **Ask Detailed Questions:** Prepare a list of questions to ask during your tour and inquire extensively to gather all necessary information.
11. **Tenant Insurance:** It aims to cover repair costs for damage caused to your living space due to your actions and replace any damaged personal belongings. You can get tenant insurance through insurance providers, banks, or insurance brokers.

Following these guidelines will enable you to conduct thorough research and make informed decisions when selecting suitable housing options as a student.

Trustworthy Websites for finding Housing Options

Below is a list of trustworthy websites to help you research housing options.

Affordable Housing (Non-market)

- [HomeED](#)
HomeED collaborates with the City of Edmonton to provide affordable housing choices for residents of Edmonton. Their criteria for choosing a tenant is based on the individual's income to ensure affordability.
- [CIVIDA](#)
CIVIDA similarly collaborates with the city of Edmonton to provide affordable housing choices.
- [Alberta Affordable housing](#)

Market Housing

- Apartments.com
- Rentfaster.ca
- Rentals.ca
- Padmapper.com
- Facebook Marketplace

Tenant Support

Website link: edmonton.ca/tenantsupport

The City of Edmonton and its partners provide free Tenant Empowerment Courses aimed at equipping you with the knowledge and skills necessary to excel as a tenant. These courses focus on enhancing your abilities to secure and maintain housing successfully.

Basic course: 1 session, 3 hours including a 15-minute break

Certificate Course: 4 sessions, 2.5 hours each including a half-hour break

Note: The Basic Course is not required to sign up for this course.

Related Links:

- [Edmonton Community Legal Centre](#)
- [Service Alberta Landlords and Tenants](#)
- [Laws for Landlords and Tenants in Alberta](#)

Transportation

Transportation is one of the main concerns of all international students while searching for housing. Below is a list of resources to help you navigate the transit system.

Transit App

Install the ['transit' app](#), a highly recommended third-party application, to monitor bus locations in real-time directly from your smartphone, anytime and anywhere.

Transit 55

A third-party application that helps you navigate all buses running in real-time.

<https://transit55.ca/edmonton/map/>