

## **Tips to Avoid Rental Scams and Secure a Home**

It is necessary to have some basic knowledge about scammers and their techniques to successfully secure a safe place to rent. In this document, we have provided you with a few tips and links to useful resources. We encourage you to read through the resources before booking your accommodation, so that you can protect yourself and your money.

### **THINGS TO CONSIDER BEFORE RENTING**

When considering a rental property, it's essential to take certain precautions to avoid potential scams or unpleasant surprises. By verifying the legitimacy of the property and understanding the rental terms, you can ensure a smoother renting experience. Here are some key things to keep in mind before making any decisions.

1. **Verify the property's existence**  
Before making any payments, ensure the property is real. Use Google maps or other mapping tools to verify the location of the property and if it exists. If you know someone who lives near rental place, you can ask them to verify the apartment for you as well.
2. **Check Reviews**  
Look for feedback from previous tenants. Many property rental websites feature reviews that can help you get a better sense of the place and the landlord's reliability.
3. **Compare rental property prices and terms**  
Understand what's included in the rental price. Who is responsible for utilities, and which ones are included? Additionally, confirm whether the space is furnished, partially furnished, or unfurnished.
4. **Be Cautious of Too-Good-to-Be-True Deals**  
If the deal seems too good to be true, it probably is. Be extra cautious when faced with offers that appear unusually cheap or generous. Never send money if you don't feel that the listing is legitimate.
5. **Verify Photos to Avoid Scams**

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When doing an image search of the pictures featured in an ad, you can see whether these pictures have already been posted on other sites. Scammers sometimes use pictures from other ads. Pictures that look too professional could be indicative of fraud.

#### Additional Resources

[Housing and accommodations in Canada](#)

## RESOURCES TO AVOID HOUSING SCAMS

If you are planning on finding an accommodation outside of campus for your internship, please be wary of rental scams. Rental scams tend to rise in the summer.

As you will be arriving between the month of May to July, you need to be cautious of types of properties that are listed as some of them could be fraudulent. The rental scammers are taking photos of properties that are already online, on housing sites and using those photos to create fake rentals ad. The tips that were provided above can help you determine if a property is real or not.

For more information and resources on avoiding rental scams, read through these links:

[How Newcomers to Canada Can Avoid Rental Scams](#)

[Rental scam: no room for error](#) – Advice from the Government of Canada

[Avoiding Vacation Rental Scams](#)

[How to Spot a Rental Scam](#)

[How to Protect Yourself From Rental Scams in Canada](#)

## TEMPORARY HOUSING WEBSITES

These are a few examples of websites that can help you find a temporary accommodation near your university:

1. **Airbnb:** <https://www.airbnb.ca/>

Airbnb is an online marketplace that connects people who want to rent out their homes with people who are looking for accommodations in specific area.

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2. **Kijiji:** <https://www.kijiji.ca/>  
Kijiji is a platform that allows people to exchange goods and services. It's an easy way for people in the same area to buy, sell, trade, and even help each other with goods, cars, services, housing, or jobs.
3. **Places 4 students:** <https://www.places4students.com/>  
Places4students is a website for landlords to advertise their rental properties to post-secondary students. Places4Students.com is a trusted resource for off-campus housing for over 190 college and university campuses in North America.
4. **Booking.com:** <https://www.booking.com/>  
Booking.com is an online travel agency for lodging reservations and other travel products. It connects millions of travelers with a range of transport options and places to stay - from homes to hotels and much more.
5. **Vrbo:** <https://www.vrbo.com/en-ca/>  
Vrbo is an American vacation rental online marketplace originally known as Vacation Rentals by Owner or VRBO. The main difference with Airbnb is that homeowners on Vrbo rent out the whole property, which means you won't find anyone else sharing the space with you.
6. **Homestay:** <https://www.homestay.com/>  
Homestay is a global accommodation booking website that allows you to book a room in another person's home. Each homestay has a host there to welcome guests into their home and offer guidance and assistance during the stay.

## The Residential Tenancy Act

The Residential Tenancy Act (RTA) provides information on the responsibilities of the landlord and tenants renting out residential properties. Below you will find a list of the RTA for each province. This will help you better understand the regulations regarding the rental of different types of residences and be aware of your rights and responsibilities as a tenant in Canada.

The Residential Tenancy Act	Website
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Alberta Residential Tenancies Act	<ul style="list-style-type: none"> <li>• <a href="#">RTA Handbook for Alberta</a></li> <li>• <a href="#">Residential tenancies</a></li> </ul>
British Columbia Residential Tenancies Act	<ul style="list-style-type: none"> <li>• <a href="#">RTA for British Columbia</a></li> <li>• <a href="#">Residential Tenancies</a></li> </ul>
Manitoba Residential Tenancies Act	<ul style="list-style-type: none"> <li>• <a href="#">RTA for Manitoba</a></li> <li>• <a href="#">Residential Tenancies</a></li> </ul>
New Brunswick Residential Tenancies Act	<ul style="list-style-type: none"> <li>• <a href="#">RTA for New Brunswick</a></li> <li>• <a href="#">Renting in New Brunswick</a></li> </ul>
Newfoundland and Labrador Residential Tenancies Act	<ul style="list-style-type: none"> <li>• <a href="#">RTA for Newfoundland and Labrador</a></li> <li>• <a href="#">Tenant Rights</a></li> </ul>
Nova Scotia Residential Tenancies Act	<ul style="list-style-type: none"> <li>• <a href="#">RTA for Nova Scotia</a></li> <li>• <a href="#">Tenant Rights</a></li> </ul>
Ontario Residential Tenancies Act	<ul style="list-style-type: none"> <li>• <a href="#">RTA for Ontario</a></li> <li>• <a href="#">Renting in Ontario: Your rights</a></li> </ul>
Prince Edward Island Residential Tenancies Act	<ul style="list-style-type: none"> <li>• <a href="#">RTA for Prince Edward Island</a></li> <li>• <a href="#">Tenant Rights</a></li> </ul>
Québec Residential Tenancies Act	<ul style="list-style-type: none"> <li>• <a href="#">Tribunal Administratif du Logement</a></li> <li>• <a href="#">Understanding your rights as a tenant in Quebec</a></li> <li>• <a href="#">Tenant Rights</a></li> </ul>

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Saskatchewan Residential Tenancies Act	<ul style="list-style-type: none"> <li>• <a href="#">RTA for Saskatchewan</a></li> <li>• <a href="#">Tenant Rights</a></li> <li>• <a href="#">Rights and Responsibilities of Landlords and Tenants</a></li> </ul>
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## RENTING IN CANADA: THINGS TO KEEP IN MIND

Your choice of housing, whether a house or an apartment, will likely depend on your budget. Finding affordable housing in Canada can be challenging, especially during the ongoing housing crisis. Whether you're considering on-campus housing or renting an off-campus apartment, you'll encounter similar obstacles. Here are a few steps you can take before committing to a rental:

1. Familiarize Yourself with the GRI Payment Schedule  
Understanding when you'll receive funding will help you set a realistic budget for your housing expenses.
2. Set a budget:  
Estimate your monthly or weekly expenses, including food, clothing, daily needs, and unexpected costs. This will give you a clear idea of whether you can afford the rent or if adjustments are needed.
3. Look for a place that fits your budget  
Don't settle for the first place you find. Take time to compare different rental options to ensure they fit your financial situation.
4. Be frugal:  
Consider cooking your own meals instead of ordering takeout. Small savings can add up and help you stick to your budget.
5. Consider Getting a Roommate:  
If you have a trusted friend or someone reliable, living with a roommate could significantly reduce your housing costs during your internship or stay.

For more information on the renting market and how it varies from one province and city to another, please visit: <https://rentals.ca/national-rent-report>.

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**Canada**

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Average Listed Rent by Province and Unit Type for Apt. and Condo Listings: February 2025										
PROV.	Average Rent					% Change Y/Y				
	TOTAL	0B	1B	2B	3B	TOTAL	0B	1B	2B	3B
AB	\$1,732	\$1,208	\$1,538	\$1,882	\$2,146	1%	9%	0%	0%	7%
Atl. Can	\$2,028	\$1,431	\$1,833	\$2,186	\$2,429	6%	3%	3%	8%	-11%
BC	\$2,457	\$1,916	\$2,190	\$2,742	\$3,430	-1%	-2%	-1%	-2%	1%
MB	\$1,606	\$1,046	\$1,427	\$1,737	\$2,017	3%	7%	5%	0%	6%
ON	\$2,329	\$1,770	\$2,118	\$2,573	\$3,024	-4%	-2%	-5%	-4%	0%
QC	\$1,968	\$1,425	\$1,705	\$2,195	\$2,644	-1%	-2%	1%	1%	7%
SK	\$1,329	\$968	\$1,221	\$1,460	\$1,656	5%	7%	3%	8%	4%
CAN	\$2,084	\$1,597	\$1,887	\$2,266	\$2,693	-2.9%	0.5%	-3.4%	-3.6%	2.9%

Source: Urbanation Inc., Rentals.ca Network data

(Picture sourced from: <https://rentals.ca/national-rent-report>)

## WHAT TO DO IF YOU DO GET SCAMMED

Avoiding scams is better than trying to recover what was lost. But in case you do get scammed here are some things we recommend doing:

1. Contact the local police service  
Report the incident to the local police. They may be able to track down the scammer and, in some cases, recover your lost funds.
2. Report to your bank  
Contact your bank immediately to report the scam. Many banks can stop fraudulent transactions and may help you recover some or all of your money. If you used a third-party service like Western Union, contact their customer service to see if the transfer can be halted:
  - [Western Union](#)
  - [Paypal Complaint Procedure](#)
  - [Remitly: complaint or report an error](#)
3. Report it to: [Canadian Anti-Fraud Centre](#)

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File a report with the Canadian Anti-Fraud Centre to help track and stop scammers.

4. Contact Your Host University

Reach out to your host university for any resources they may offer, including assistance with finding new housing

5. Contact Mitacs

- While we may not be able to directly resolve the situation, please let us know about the scam. We can explore ways to mitigate the impact it may have on you.
- If you haven't already, get in touch with your mentor. They are here to support you during your stay in Canada.

6. Report the listing website

If you found the rental through a listing website, contact them to have the listing removed and report the scammer.

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The word "Canada" in a large, black, serif font, with a small Canadian flag above the letter "a".

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