



**FLEMING
COLLEGE**
TORONTO



Student Housing & Transportation Guide



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To be a successful student and member of our community, we want to ensure that you'll be a successful tenant first. To help you have a great living experience in Toronto, review this guide and all the tips it has to offer.

Start by learning about transportation in Toronto to ensure your home is well-connected. Next, explore housing options, pricing and resources for finding a home. Finally, and perhaps most importantly, review the last section about your rights as a tenant.



01 Transportation

One of the first things you want to consider when finding a home is access to public transportation. In this section, you will learn about travel time to Fleming College Toronto, the GTA's transit system, PRESTO Cards, and Go Transit.

The GTA's Public Transit Systems

[The Toronto Transit Commission \(TTC\)](#) is the busiest public transit system in Canada. The system is well-maintained, clean, and safe.

To use the TTC, you will have to purchase a pass, a ticket, or a PRESTO card (see below).

Other public transit systems across the GTA:

- [Brampton Transit](#)
- [Burlington Transit \(BT\)](#)
- [Durham Region Transit \(DRT\)](#)

- [Mississauga Transit \(MiWay\)](#)
- [Milton Transit](#)
- [Oakville Transit](#)
- [York Region Transit \(YRT\)](#)

PRESTO Cards

A PRESTO card lets you travel across 11 different transit agencies in Ontario! After purchasing a PRESTO card, visit a Shoppers Drug Mart, show them your valid FCT Student ID, and request that they set a discounted fare rate for post-secondary students.

For more help with getting a presto discount, email housing@flemingcollegetoronto.ca with your Student ID in the subject line.

Transits that accept PRESTO cards:

- Brampton Transit
- Burlington Transit
- Durham Region Transit (DRT)
- GO Transit
- Hamilton Street Railway (HSR)
- MiWay
- Oakville Transit
- OC Transpo
- Toronto Transit Commission (TTC)
- UP Express
- York Region Transit (YRT)

Travel Time to FCT by Public Transportation

- From within Toronto: 30 minutes to 1 hour.
- From Mississauga: 1.5 to 2 hours.
- From Brampton: 1.5 to 2 hours.
- From Vaughan: 1 to 2 hours.
- From Richmond Hill: 1 to 2 hours.
- From Markham: 1.5 to 2 hours.
- From Pickering/Ajax: 1.5 to 2 hours.



GO Transit

Go Transit is a network of trains and buses around the GTA and Hamilton. Check out some helpful facts about Go Transit below.

- GO Transit fares are charged by the distance travelled (the fare zone).
- Every major community in the GTA has GO service.
- Trains are spacious and comfortable.
- After transferring to or from a GO Train Station, you can get discounted rides on other transit systems.



02 Housing Options

Now that you understand the GTA's public transit system, it's time to look for housing. First, consider the type of rental you want with the help of the list below.



Shared Living

Rent a room within a shared rental unit, such as an apartment or house. In this case, you will either split the rent together or pay your own portion to the owner.



Apartments or House Rental

Another option is to have your own private unit in an apartment complex or house.



Homestay

Live with a host family through a homestay program. This kind of shared living space offers a chance to

meet new people and learn about their culture.



Off-campus Student Residence

You can choose to rent a room from several off-campus student residences, which gives you a similar living experience to on-campus residences, often allowing you to meet other students and participate in fun activities.

03 Your Budget

Once you have an idea of what type of rental you want, you should create an honest budget. To help you create a budget, in this section, you will find information about the cost of living in Toronto, Toronto rental prices and a warning about scams.

Cost of Living in Toronto

The information below provides an estimate of basic living expenses for an individual in Toronto.

Last Update: October 2022

Approximate Monthly Costs of Living in Toronto (One Person)*	
Housing/Utilities	\$1,000+
Phone	\$60
Internet	\$60
Transportation (TTC)	\$128+
Groceries/Household Items	\$400
Total	\$1648+

**The above chart provides an approximate and rough breakdown based on the research of the Student Services Department and is meant to be used only as a guide.*

**The chart does not contain expenses related to fitness, entertainment, dining out, and other recreational activities. These expenses are dependent on the budget and lifestyle of a student and can range significantly.*

Toronto Rental Prices

The following rental prices were gathered in 2022. Toronto's rental market is known to fluctuate, so it is always a good idea to check the latest [rental report on rentals.ca](#).

Private Room in a shared space

- \$1000/month in Toronto core areas
- \$600/month in the surrounding areas such as Mississauga and Brampton

1 Bedroom Suite

- \$2,000 - \$2,500/month in Toronto core areas
- \$1,800 - \$2,300/month in the surrounding areas such as Mississauga and Brampton

2 Bedroom Suite

- \$2,500 - \$3,000/month in Toronto core areas
- \$2,000 - \$2,500/month in the surrounding areas such as Mississauga and Brampton

3+ Bedroom Suite

- \$3,500 - \$4,000/month in Toronto core areas
- \$3,000 - \$3,500/month in the surrounding areas such as Mississauga and Brampton

Off-campus Student Residence

- \$1,500 - \$2,500/month



A Word on Scams

- If a listing or offer seems too good to be true, it probably is.
- Always walk through the unit or request a virtual tour before making a payment or transferring any money to the advertiser.
- If you are doing a virtual tour, ensure that the tour is either live or that the video was taken recently.
- Check necessary documents before sending money or your personal information.

04 How to Search for Housing

Now that you have determined your housing priorities and your budget, you will need to start your housing search. In this section, you will find information about FCT's housing partners, steps to finding housing and some info about leases.

Fleming College Toronto Housing Partners

Fleming College Toronto does not supervise or regulate rentals. Instead, to make your search for a home as smooth as possible, click on the links below to browse housing options from trustworthy housing providers.

- [CASA Toronto](#)
- [4Stay](#)
- [Five Star Homestay](#)
- [Parkside Student Residence](#)

We strongly recommend that all housing requests be made no later than one month before arrival.

If you are not able to find a suitable housing solution with our partners, you can also use the [extra resources list](#), but just keep

in mind that the websites in the list have not been background-checked by FCT.

Steps to Find Housing

Step 1. Request a Viewing

- Use a formal email address.
- Ask any questions you have about the unit or location.
- Make a good first impression.

Step 2. Apply for a Unit

- Complete a rental application.
- Provide the landlord with a list of good references.
- Give your landlord consent to complete a credit check.

Step 3. Secure Your Unit

- Sign a [Standard Lease](#).
- Ensure that you have a copy of the lease.
- Pay the first and last month's rent and sometimes a key.

A Word about Leases

A lease is a contract between you and the landlord. Lease Information should include:

- The move-in date.
- The security deposit.
- The date that rent is to be paid.
- The amount of rent.
- The landlord's contact information.
- What services are included.

05 Your Rights & Responsibilities as a Tenant

In this section, you will learn about tenant responsibilities, rights, what to do if things go wrong, how to move out, and some tips for being a good neighbour.

Tenant Responsibilities

- Pay your rent on time
- Take care of the unit
- Uphold the lease agreement

Know Your Rights

The Residential Tenancies Act (RTA) is a provincial housing law that sets out the relationship between a tenant and the landlord. As a tenant that falls under the RTA, you need to understand your rights.

If you have any questions about your tenancy and the RTA, contact the [Landlord and Tenant Board](#) or your local legal clinic, both of which can help to provide direction and guidance.

What If Things Go Wrong?

If you do have an issue with your landlord or with the unit, it is important to communicate with your landlord first to try and resolve any issues. Keep a record of conversations, texts or emails and take pictures when there are maintenance issues.

If the issues are not resolved, you can contact your local legal clinic.



Moving Out

When moving out of your unit, be sure to provide your landlord with written notice of the date that you will vacate your unit.

If you want to move out of your unit before your lease is over, you will have to break your lease. Start by talking with your landlord to come to an agreement.

If this is not possible, you will need to consider subletting your unit or an assignment. It is important to understand what responsibilities are required of you under both circumstances. Always check with your landlord to find out if they allow subletting or assignment. For more information about getting out of rental agreements, [click here](#).

Being a Good Neighbour

As a tenant, it is also a good idea to develop a friendly relationship with your neighbour. Follow these tips:

- Say hello and introduce yourself to people you see frequently.
- Keep your apartment clean and organized to avoid bad smells and pests.
- Know your trash days and always take out the garbage on time.
- If you own a pet, always clean up after them inside and outside your apartment.
- If you have a party, remember that the city of Toronto does not permit noise **on weekends after 11 p.m.** Check with your landlord to ensure that you won't cause any problems.



Other Resources

- [Moving to Toronto](#)
- [City of Toronto](#)
- [Toronto Festivals & Events Calendar](#)
- [Toronto Transit Commission](#)
- [Landlord & Tenant Board](#)

Contact Us


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