

FINDING THE PERFECT APARTMENT

There's an apartment out there that's perfect for you – but how do you find it? Knowing what you're looking for can definitely simplify the process.

ESTABLISH A BUDGET

Before embarking on your search, establish a price range you can realistically afford. Don't forget that you will have to put down a first-and-last-month's rent deposit with your application (security deposits are not allowed by law in Ontario).

LOCATION

Define the area in which you want to live. Do you need to be close to public transportation or major highways? Do you like the ambience or character of a particular neighbourhood? How close to school do you want to live? What you can get in your price range will also have an impact on your decision.

CLARIFY YOUR VISION

Would you prefer to live in a highrise building – one that is six or more storeys, is likely situated on a main street, has one or more elevators, underground parking, on-premises laundry facility and superintendent, and sometimes, on-premises recreation facilities and/or other amenities? Or would you prefer a quieter, lowrise building, with fewer residents and amenities, that may be located on a quiet side street? You also need to think about who you want in your rental. Maybe you

have a couple friends that are wanting to rent with you. Or maybe you just want to be in a quiet apartment with your cat.

SEARCH THOROUGHLY

Use a variety of resources including homeTRADER.ca to ensure you consider all listings in your price range and preferred neighbourhood. Compare the location, features, prices and availability of different listings before you go to see the apartment in person. Walking around your neighbourhood of choice can often yield additional options, since not every apartment for rent is advertised in print or even on the Internet; many buildings just post "vacancy" signs in front of the building. You may discover a beautiful old gem of a building tucked away near a park or ravine.

Finding the perfect apartment takes time and patience, but if you do your homework carefully you'll surely succeed!



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