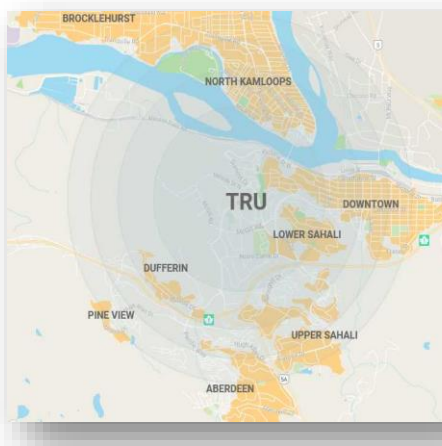




OFF-CAMPUS HOUSING RENTAL INFORMATION

Finding off-campus housing can be difficult and time consuming. We would like to help make the process as easy as possible for you. Here is the list of the resources and information for the off-campus housing rentals.



WHERE SHOULD I LOOK?

When looking at the addresses of potential rentals, or touring the area, the following are some of the different streets that are close to the university, and generally within walking distance or a quick bus ride.

- Near Campus
 - Columbia Street (some locations are walking distance, some by bus)
 - McGill Road
 - Pemberton Terrace
 - Greenstone Drive
 - Dalhousie Drive

- Downtown
 - Most of these streets have a bus route nearby that runs directly to the university via Columbia or Battle street.
 - St. Paul Street
 - Nicola Street
 - Battle Street
 - Pine Street
- North Kamloops
 - The [North Shore TRU Express](#), which runs on Tranquille Road, makes this area handy for students looking for a good deal on rentals. Some apartment blocks are right on Tranquille, while others can be found on nearby streets such as Kitchener Crescent and Schubert Drive.

➤ Sahali and Aberdeen

These main streets are south of campus and on/near direct bus routes to the university with average 5-10 minute ride.

- Gleneagles Drive (Sahali)
- Springhill Drive (Sahali)
- Robson Drive (Sahali)
- Hugh Allen Drive (Aberdeen)
- Pacific Way (Aberdeen)
- Aberdeen Drive (Aberdeen)

• **Hotels Near TRU:**

Nearby hotels/motels provide a temporary solution to short term housing needs arising at the last minute. Monthly/weekly rental works best for temporary stay.



Downtown Kamloops

*Rates are subject to change. Please check with the establishment.

Hotel Name	Address	Phone	Email	Distance to TRU	Kitchenette	Services	Facilities	Rate
Howard Johnson Hotel	530 Columbia St, Downtown Kamloops, BC V2C 2V1	1-800-533-9233	hjdowntownkamloops@yahoo.ca	10-15 minutes by bus	Available	Bedding, cookware, Portable hot stove	Laundry nearby, Wi-Fi	\$850/month \$350/week \$70/day
Panorama Inn	610 Columbia St. W., Kamloops BC, V2C 1L1	1-800-663-3813	info@panoramainn.ca	15-20 minutes on foot	Available	Bedding, bath linen, cookware available	Wi-Fi, cable TV, coin laundry, full kitchen (fridge, stove & microwave)	\$1200/room, \$1500/suite No restrictions on occupancy
Canadas Best Value Inn & Suites	1200 Rogers Way, Kamloops BC V1S 1N5	250-374-8100	canadasbestvalueinn@shaw.ca	10-15 minutes by bus	Available	Bedding, Cookware, Bath linen	Free Wi-Fi, laundry, refrigerator, stove, microwave, phone, local calls, cable TV, coffee maker	\$1200/ 3 queen beds with kitchenette \$900/ 2 queen beds with Kitchenette \$800/ 2 queen beds non kitchenette
Grandview Motel	463 Grandview Terrace Kamloops BC V2C3Z3	250-372-1312	info@grandviewmotel.com	15-20 minutes on foot	Available	Bedding, Cookware, Bath linen	Free Wi-Fi, laundry, refrigerator, stove, microwave, phone, local calls, cable TV, coffee maker	\$1200/room. Double occupancy with kitchenette
Quality Inn	1860 Rogers Place Kamloops BC V1S1T7	Contact Debbie- 250879-1098	debbiedaniels@yahoo.com Please CC – gm.cn517@choicehotels.com	-10 Minutes to TRU -5 Minutes to Aberdeen Mall and Cineplex -Bustop right in front of property	Common Area with 2 large Kitchen	-Bedding -Cookware -Microwave -Fridge	Laundry on site -Wifi -Hot Tub -Pool - 24 hour gymnasium	\$1200 / month \$350 / week \$70 / day Double occupancy Long term rate available upon request (\$1000/month couple occupancy)
Country View Motor Inn	176 Comazetto Rd, Kamloops, BC V2C 6L6	250-374-7222	info@countryviewmotorinn.com	Approximately 30 minutes	Available	Bedding, Cookware, Bath linen	Free Wi-Fi, laundry, refrigerator, stove, microwave, phone, local calls, cable TV, coffee maker, indoor pool and hot tub.-	\$1,150/month for double kitchen for double occupancy. \$950/month for single kitchen with double occupancy. \$850/month for single non-kitchenette with double occupancy

*If you would like to book a room at other hotel/motel than the ones listed above, please contact ISA for information of the property.

- **Private apartments (Click on the links below for more information):**

<i>Name of the Apartment Complex</i>	<i>Address in Kamloops</i>	<i>Manager/ Contact</i>
Columbia Manor	1336 Columbia St	Dave Marshall / 250-299-8740
Hillsview Apartments	Arrowstone Dr	Shawn Curtis / 250-819-3691
Kelson Manor Apartments	465 & 481 Greenstone Dr	Adam / 250-682-0450
Stetson Place & Dufferin Terrace	595 Dalglish Dr	Rose Lemieux / 250-374-7907
Summit Village Residences	1415 Summit Drive	250-320-0538
Upper College Heights	704 McGill Road	250-372-0207
Columbia Property Management	#101-388 First Avenue	250-851-9310

- [TRUSU \(TRU Student Union\) Housing Registry \(Click the title on the left\)](#)
- **Rental Listings (Click on the links below for more information):**



- [Kijiji Kamloops](#)
- [Kelson Group](#)
- [Kamloops This Week](#)
- [Facebook for TRU students](#)
- [Sunden Management Ltd.](#)
- [CML Properties](#)
- [UR, The Online Rental Marketplace](#)
- [Gateway Property Management](#)
- [CRAIGSLIST Kamloops](#)

IMPORTANT RENTING TIPS

Inspecting an apartment

When you view rental accommodations, check these important features:

- Are there locks on all doors?
- Do the appliances work? Check the fridge and try turning on the stove.
- Do the shower and taps work? Try turning them on.
- Is the carpet clean? Ask the landlord if the carpet will be cleaned or changed before you move in.
- How loud is traffic noise when the windows are open?
- What does the rent include? For example, will you have to pay extra for any of the following: heat, electricity, cable, laundry facilities, fridge, stove, storage, or parking?



Protect Yourself

- Never send any money before seeing the rental unit and meeting with the landlord face to face. If they are asking you to send money before seeing the place, it is probably a scam and should be avoided! (check out our guide on page 4)
- Do not sign a lease that states how long you must stay unless you intend to stay for that period of time.
- Make sure you have a written tenancy agreement with the owner or manager of the property.
- Do not take over a rental from another student who is renting and leaving the country without having your own agreement in writing with the landlord.
- Do not sign any documents that you don't fully understand. If you need clarification make an appointment with [an ISA](#)
- Designate someone who lives in BC to act as your agent in dispute resolution in case you need to return to your home country before the landlord has returned your security deposit. Contact the [Residential Tenancy Branch](#) to do this.
- Do participate in a move-in and a move-out inspection, or else risk losing your deposit. Don't pay a deposit for a place you are not sure you want, or you may lose your deposit.
- Do get an original copy of your condition inspection report after you sign it. Don't sign the condition inspection form until you indicate on the report if you disagree with any of your landlord's statements on the report.
- Do make sure you have your landlord's name, phone number, and address before you have a problem. Don't expect to be reimbursed for repairs you do yourself unless your landlord agrees to it in writing.
- Do insist on receiving a notice of rent increase on the proper form. Don't sign something agreeing to an above guideline rent increase if you don't want to accept it.

Finally... do trust your instincts. If your first meeting with a potential landlord is not good, it's likely you'll have problems with that person and should not rent from him/her. Don't sign an agreement or pay a deposit unless you are absolutely sure you want to move in to the place.

For a more detailed explanation of the topics mentioned, here please refer to [The Tenant Survival Guide](#) .

Watch Out for Internet Scams



A “scam” is a fraudulent scheme that fools people into giving away their money for nothing. It used to be that when you wanted to rent an apartment or buy something second-hand, you would look in the newspaper, call the person and then exchange the money and goods in-person. These days, the internet has made it much easier for scammers and fraudsters to trick people. Sites like Craigslist are littered with scams and criminals use all kinds of methods to take your hard earned cash. The key points for people using sites like Craigslist are; know the techniques that scammers use and don’t send any money before you are sure. This information will show you what to look out for and give you some advice on what to do when you spot a scam.

It could be a scam if...

1. It’s too good to be true

Wow, amazing!! A 5-bedroom house available for rent for only \$800 in a great neighborhood. Warning! If a deal seems too good to be true, it probably is. Scammers will often try to lure people in by giving amazing prices or deals. If it’s super cheap, it could be a scam.

2. The photos are the same as another posting

Scammers will often steal photos from another advertisement and then use them in their ad. Now, obviously there are lots of ads out there, so you might not know that the photos are stolen, but chances are if you are looking for a car or house that you have already been through lots of ads. If you see photos that look the same as another ad, it could be a scam.

3. There are too many details

Scammers often give lots of details about why they are selling something. It can often include a hard-luck story or some long, convoluted story. This is to either gain sympathy or confuse the buyer. If there are too many details, it could be a scam.

4. They ask for money up-front

This is the most common way of spotting a scam. In the western world, most people will not exchange money without at least talking to the person they are dealing with first. If someone asks for money too early, then it could be a scam.

5. There’s no background check

Landlords want to know that they are getting the best people for their properties, so they will be very careful with who they contact. If a landlord doesn’t ask for a background check or references, then it could be a scam.

6. It originates overseas

Lots of scams come from overseas so if the seller is located overseas then it could be a scam.

Things to do and not to do if you think you’re being scammed...



Do...

- Use websites that have seller feedback as much as possible.
- Check out the details of the purchase as much as possible.
- Cross check prices with other similar ads.
- Try to meet and talk with the person.

- Scammers will not usually meet in person.
- Copy and paste the ad into a Google search. Most scams are just copied from other ads so you may be able to find the original with a google search.
- With rental properties, you can contact the rental association to find out property owners.
- Ask for the address and check google maps to see that the house actually exists.
- Google the landlord/seller to see if they are real/upstanding.

**Don't...**

- Don't wire money or send a western union transfer. These are often used by scammers because they are difficult to track and get back.
- Don't give any information to anyone before you are sure it is real. Even if scammers don't get money out of you, they can use your personal information for identity theft.
- Don't send more money than required. Familiarize yourself with rental property laws. Landlords will usually not ask for more than 50% of the monthly rent for bond.

What should I do if I get scammed?

The key with scammers is not to get scammed in the first place because it is quite difficult to track them down. If you do get scammed, there are a few things you should do. If you are in time, contact your bank and cancel any cheques or payments you may have made already. Contact the police and give them as many details of the crime as you can. Contact the online site, they may be able to do something and they can definitely ban the person who scammed you. Update your anti-virus software on your computer and do a scan. The scammers may have also given you links that put viruses on your computer.

RED FLAG

- The English is poor (indicating an overseas scammer.)
- There are too many irrelevant details.
- They ask for too much money for a deposit (more than 50% of the rent.)
- They want to sign the house without meeting.
- They ask for lots of details (but only casually and not on a rental agreement form.)

