



1) WELCOME TO LONDON

A) PLANNING WHERE TO LIVE

FIRST OF ALL..

Let us welcome you to London! Moving to another city, let alone to another country, can be a daunting experience.

However, with a little patience and this guide, things will begin to look much easier.

Let us take you through it!



WHAT IS LONDON LIKE?

- It's nicknamed "The Forest City".
- You will certainly not feel alone. s home to over **430,000 residents** and continues to grow rapidly.
- It has a growing international community; as of 2011, 2,7% of Londoners were Latin American and 2,6% were Arabic.
- It has a vibrant student community thanks to people just like **you**.



RENTING IN LONDON

- Deciding where to live is an important decision and it should be made carefully.
- If possible, begin searching **4–8 months in advance**, especially for September move-in dates.
- Temporary accommodation may still be useful if you plan to view properties in person before signing a lease.



[Click here for a selection of hotels in London.](#)

RENTING IN LONDON

- You have three main options of housing:

**ON CAMPUS
DORMITORY AND
SUITE-STYLE
RESIDENCES FOR
UNDERGRAD AND
GRAD STUDENTS**

**ON-CAMPUS
APARTMENTS FOR
GRAD STUDENTS
AND UPPER-YEAR
UNDERGRAD
STUDENTS**

OFF-CAMPUS

Note: Off-campus housing near Western University fills quickly. Popular student areas such as Masonville, Old North, and Near West often reach full capacity months in advance.



HOUSING ASSISTANCE FOR INTERNATIONAL STUDENTS

- Western University provides housing support through its **Off-Campus Housing Service**.
- Students can access updated listings, resources, and support through: <https://offcampus.uwo.ca>
- You may also contact the office directly for guidance on leases, tenant rights, and housing options.
- If you have any questions or concerns please email OCHA@housing.uwo.ca



RENTING IN LONDON (CONT.)

- If you are thinking about living off-campus, which tends to be more affordable, this guide will help you plan ahead so that you have an idea before you arrive in London.
- There are also a number of web pages that can help you find housing including:
 - Facebook Marketplace (most widely used by students)
 - Western Off-Campus Housing website
- Always verify listings and avoid sending deposits before viewing.

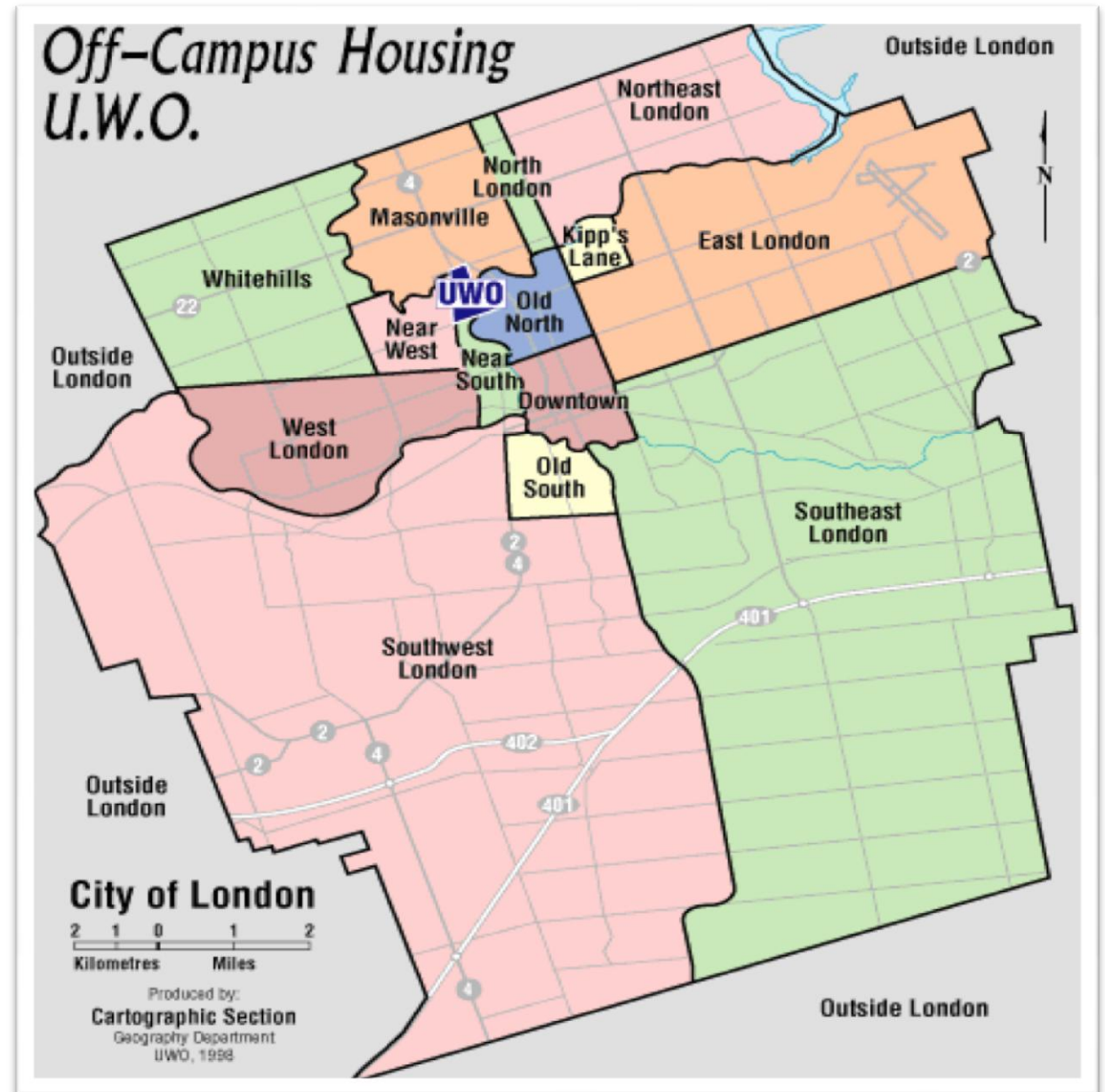


WHERE DO I LIVE?

Popular student neighborhoods include:

- **Masonville / North London** – closest to campus, most convenient
- **Old North** – highly desirable, walkable/bikeable
- **Near West / Whitehills** – affordable with good transit access

Downtown is less common for undergraduate students due to distance from campus.



WHERE DO I LIVE? (CONT.)

- Before anything, it is important to know the neighborhoods and what they can offer:
 - Downtown
 - Kipps Lane
 - Masonville
 - Near South
 - Near West
 - North London
 - Northeast London
 - Old North
 - Old South
 - Southeast London
 - Southwest London
 - West London
 - Whitehills





Downtown



DOWNTOWN

- **Housing types:** Detached homes in residential area, apartments in walk-up complexes and high rises and townhouses.
- For up-to-date transit routes and schedules, visit:
<https://www.londontransit.ca>
- Key routes serving Western University include Routes **2 (Dundas)** and **6 (Richmond)**.
- **High-density retail area throughout downtown includes:** Banking, groceries, shopping, night life, restaurants, hotels, Budweiser Gardens, Covent Garden Market, Museum London.



DOWNTOWN

- **Pharmacy:** Shoppers Drug Mart, London Medical Pharmacy, The Medicine Shoppe, Rexall Pharma Plus.
- **Health Care:** Walk-in clinics and urgent care centers available.
- **Recreation:** Victoria Park, Harris Park.
- London Public Library Central branch.





KIPPS LANE



KIPPS LANE

- **Housing types:** Apartments in high-rises and walk-up complexes, townhouses and detached homes in residential area
- For up-to-date transit routes and schedules, visit:
<https://www.londontransit.ca>
- **Retail Area:** Includes groceries, shopping, banking and fast food.
- **Pharmacy:** Shoppers Drug Mart and London Medical Pharmacy.





MASONVILLE



MASONVILLE

- Borders the north side of UWO main campus.
- **Housing types:** Townhouses, detached homes in residential areas, condominium apartments in walk-up complexes and a high-rise apartment building.
- For up-to-date transit routes and schedules, visit:
<https://www.londontransit.ca>
- **Retail area includes:** Shopping, groceries, restaurants, banking, office supplies and movie theatre.



MASONVILLE

- **Accommodations near campus:** Windermere Manor, Ivey Spencer Leadership Centre.
- **Pharmacy:** Shoppers Drug Mart, DRUGStore.
- **Recreation:** Park (tennis courts).
- London Public Library branch.





OLD NORTH





OLD NORTH

- **Housing types:** Detached homes in residential areas and walk-up apartment buildings. Several high-rise apartment buildings in the 1200's on Richmond St., north of the University Gates.
- For up-to-date transit routes and schedules, visit:
<https://www.londontransit.ca>
- **Grocery shopping:** Valu-Mart.
- **Banking:** TD.
- **Restaurants:** Christina's Pub, Sebastian's Market, Palasad, The Bungalow.
- **Health Care:** Walk-in clinics available.
- **Recreation:** Gibbons Park, Ross Park.



NEAR SOUTH





NEAR SOUTH

- **Housing types:** Detached homes in residential area, apartments in walk-up complexes and townhouses.
- For up-to-date transit routes and schedules, visit:
<https://www.londontransit.ca>
- **Convenience stores:** Hi-Ya Mini Mart, 7-Eleven.
- **Restaurants:** Alibi Roadhouse, Manna Grill, Blackfriar's Bistro.
- **Health care:** Walk-in clinics, urgent care centres and dental care clinics available.
- **Recreation:** Cavendish Park, Labatt Park



NEAR WEST



NEAR WEST

- **Housing types:** Detached homes in residential area, apartments in walk-up complexes, townhouses and high-rise apartment buildings.
- For up-to-date transit routes and schedules, visit:
<https://www.londontransit.ca>
- **Retail area includes:** Fast food, convenience store and gas station.
- **Recreation:** Tennis courts, Medway Valley Forest.
- Museum of Ontario Archaeology located





NORTH LONDON





NORTH LONDON

- **Housing types:** Detached homes in residential area and apartments in walk-up complexes.
- For up-to-date transit routes and schedules, visit:
<https://www.londontransit.ca>
- **Retail Area:** includes groceries, shopping, banking and fast food.
- **Restaurant:** Waltzing Weasel.
- **Pharmacy:** Rexall Pharma Plus.
- **Recreation:** Stoney Creek Community Centre (YMCA, library and programs), Stoneybrook Park, Dog Park.
- **London Public Library branch**



OLD SOUTH



OLD SOUTH



- **Housing types:** Detached homes in residential area and apartments in walk-up complexes.
- For up-to-date transit routes and schedules, visit:
<https://www.londontransit.ca>
- **Retail Area:** Includes groceries, restaurants, shopping and banking, a movie theatre.
- **Restaurants:** The Wortley Roadhouse, Black Walnut Bakery Café, Copperfields Bistro and Wine Bar.
- **Pharmacy:** DRUGStore Pharmacy Medcen Pharmasave.
- **Recreation:** Thames Park (pool, splash pad, tennis courts, children's play area and baseball diamond).
- London Public Library branch.



WEST LONDON





WEST LONDON

- **Housing types:** Apartments in high-rises and walk-up complexes, townhouses and detached homes in residential area.
- For up-to-date transit routes and schedules, visit:
<https://www.londontransit.ca>
- **Retail Area:** Includes groceries, fast food, shopping and banking.
- **Pharmacy:** Shoppers Drug Mart, Medical Pharmacies, Rexall Pharma Plus.
- Recreation: Park (children's play area and soccer field).
- London Public Library branch



WHITEHILLS



WHITEHILLS

- **Housing types:** Detached homes in residential area, apartments in walk-up complexes, townhouses and a few high-rise apartment buildings.
- For up-to-date transit routes and schedules, visit:
<https://www.londontransit.ca>
- **Retail Area:** Includes groceries, banking, shopping, restaurants and fast food.
- **Pharmacy:** Shoppers Drug Mart, Walmart Pharmacy.
- **Recreation:** Park (baseball diamond, soccer field and children's play area).
- London Public Library branch



HOUSING TERMS

- Have you seen any neighborhoods you like?
- When you start looking for housing you'll see some terms that you need to be familiar with.
- **Let us show you some basic ones.**

Note: In Ontario, landlords **cannot require damage deposits**, but they may request **last month's rent as a deposit**, which is standard practice.



HOUSING TERMS

FURNISHED

The apartment or house includes furniture that you can use during your stay as a tenant. Unfurnished rental units are more common in London than furnished ones.

This is an arrangement where students 'rent' their apartment, as a sub-tenant, to someone else for the period when they will not be occupying it.

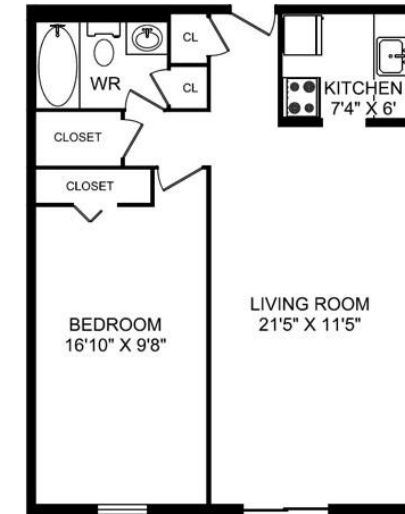
SUBLET



HOUSING TERMS

BACHELOR'S APARTMENT

In this type of apartment the living room, the bedroom and the kitchen are typically combined in one space.



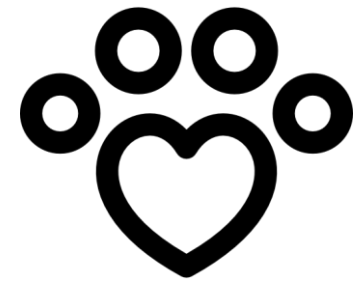
The bedroom is separated from the kitchen and living room space by a wall.

ONE (TWO/THREE/...) BEDROOM APARTMENT



HOUSING TERMS

- **Room / Apartment / House to Share:** Accommodation where individuals in an apartment or house are looking for roommates.
- The bathroom is usually shared.
- **Pet Friendly:** Pets are accepted in the household.
- **Inclusive:** Utilities are included in your rent
- **Utilities:** They might or might not be included in your rent and they are:
 - Water
 - Hydro (Electricity)
 - Gas



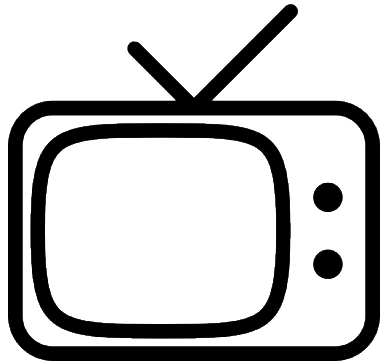
HOUSING TERMS

- **Facilities:** Typical facilities offered in most rental units include:
 - Laundry (washer and dryer)
 - Kitchen (refrigerator and stove)
 - Heating
 - Bathroom facilities
- **Deposit:** Money given to the landlord as security. It can only be equal to one rental period only (e.g., last month's rent)



HOUSING TERMS

- **Cable TV and Internet:** These are two services which are not often included in the rent and that you might have to purchase on your own.
- Note these services often come with a minimum term contract (e.g: twelve months.)



IMPORTANT QUESTIONS

- While looking for housing, there are some questions that you should ask to see if it is a suitable place for you:
- Is it within walking or biking distance to the University, or on a direct bus route?
- How often do the buses come and what is the travel time to the University?
- How close is the nearest grocery store?



IMPORTANT QUESTIONS

- Does rent include utilities like hydro, gas and water?
 - If not, how much do utilities cost per month and how will bills be shared between the tenants/ roommates?
- Does rent include other services such as phone, internet and/or cable?
- How much do utilities cost during the coldest months in the winter?

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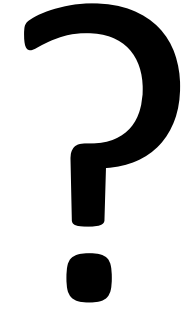


IMPORTANT QUESTIONS

- Does the accommodation offer facilities like laundry, a kitchen (with a refrigerator and stove), heating, lighting, bathroom facilities or storage?
- If laundry facilities are not available in the rental unit, where is the nearest laundromat and how much will it cost?
- Is parking available?
 - If so, is there an additional cost or is it included in the rent?
- How much of the room or house is furnished?



IMPORTANT QUESTIONS



- What are the terms of the tenancy agreement/ lease?
- How and when is rent paid?
- Is subletting permitted?
- How safe is the neighborhood and the rental unit?
- Are there restrictions on noise or social activities (parties, smoking, drinking, overnight guests)?
- Who is responsible for the outdoor maintenance of the building, if it is required (shoveling snow, cutting grass, etc.)?



IMPORTANT QUESTIONS

- Is the rental licensed (if required by the city)?
- Are there any recent pest issues (e.g., bedbugs)?
- Is renter's insurance required?
- What is the policy on maintenance requests and response time?

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AVERAGE RENTAL PRICES PER NEIGHBORHOOD

- Now that you see what is important, the next big question is *“how much should I expect to pay?”*
- Well, rent varies depending on location, number of roommates, facilities available, etc.
- Let us look at some average prices in London but note that these may vary significantly depending on the time of the year and the landlord



AVERAGE RENTAL PRICES BY NEIGHBORHOOD

Area / Neighborhood	Room (Shared Housing)	Studio / Bachelor	1-Bedroom Apartment	2-Bedroom Apartment
Masonville / North London	\$900 – \$1,500	\$1,400 – \$1,800	\$1,600 – \$2,100	\$2,200 – \$2,800
Old North	\$750 – \$1,200	\$1,300 – \$1,700	\$1,500 – \$2,000	\$2,100 – \$2,600
Near West / Whitehills	\$700 – \$1,000	\$1,300 – \$1,600	\$1,400 – \$1,800	\$1,900 – \$2,400
North-East / Kipps Lane	\$650 – \$950	\$1,200 – \$1,500	\$1,300 – \$1,700	\$1,800 – \$2,300
Downtown London	\$800 – \$1,200	\$1,300 – \$1,800	\$1,500 – \$2,000	\$2,000 – \$2,600
South / East London	\$600 – \$900	\$1,200 – \$1,500	\$1,200 – \$1,600	\$1,700 – \$2,200



AND THEN...

- Once you find a suitable place, carefully review the lease agreement before signing.
- It is recommended to understand your rights as a tenant in Ontario.
- Next: *“The Do’s and Don’ts of Renting”* will guide you through best practices for securing housing safely.

