

Finding Rental Housing



In Whitehorse

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Finding a place to rent in Whitehorse is easier if you know where to look and how to communicate with landlords.

Use this guide to find the resources that will help you get in out of the cold.



Notes

(Use this space to write down phone numbers, names and any other leads)

Resources

Whitehorse Housing
667-5712

Grey Mountain Housing
633-4880

Income Support
667-5674

DIA / INAC
667-3888

Blood Ties Four Directions
334-4790

Emergency Shelter
393-8322

Kwanlin Dun Housing
633-7800

Yukon News
667-6285

Coldwell Banker
668-3500

Re/Max
667-2514

Your First Nation

www.kijiji.ca
www.craigslist.ca
www.artsnet.ca



Money Matters

- Most landlords ask for last month's rent, or a security or damage deposit
- SA pays damage deposits (up to their max. amount), and you repay the deposit over time, at \$20-\$25 per month
- Landlords can NOT legally ask for pet or oil deposits, but they can set pet fees in the lease
- Landlords can only use your damage deposit to pay for damages with your written permission

If you are eligible for social assistance, meet with a case worker before looking for a place so you understand what SA will cover and how to set it up.

Where to Look

Newspapers - Look in the classifieds. You can call the houses for sale to see if the owners are interested in having a renter, or place an ad in the "looking to rent" section.

Yukon Housing - Rent geared to income. Get on the wait list right away because it's a long one. Seniors and persons with mobility disabilities have priority.

Grey Mountain Housing - Rent geared to income for First Nations families.

Your First Nation - Most have a housing or human resources department.

Kontiki Apartments – 879-8000. There is a wait list so call right away.

Real Estate Agents - Sometimes they have rental listings or know of property managers who could help you. Try Coldwell Banker and Re/Max.

Ad boards - Put up posters and find ads at the Visitor's Centre, Alpine Bakery, Baked Café, Aroma Borealis, Yukon College, the Hospital.

Internet - Look on www.kijiji.com and www.craigslist.ca

House Sitting - Look in the paper and on ad boards. Lots of people go away, especially during the winter.

Trader Time - 667-7891 Mon to Fri 9:30am & 3:30pm and 9am on Saturdays

Word of mouth - It works! Ask everyone you know and everyone you meet. Explain exactly what you are looking for.

Artsnet – sign up for www.artsnet.ca for rental and house sitting ads.

Blood Ties can help members with housing applications, house hunting, advocacy and letters of support. **334-4790**

Know Your Needs

Make sure you know what you need before you look for a place.

- How many people will live with me?
- Do I want or need roommates?
- Do I need accommodations for a disability?
- Do I need a place that allows pets?
- Do I need to be on a bus route?
- Do I need a parking space?
- Do I need a place with laundry?
- Do I need indoor plumbing?
- Do I need utilities included in my rent?

Be clear and honest with potential landlords about your specific needs.

Social Housing

Yukon Housing provides housing with rent geared to income. You have to be 18+ and you have to have lived in the Yukon for at least a year. Rent is based on 25% of your income and you pay for power. Call **667-5759** for an application and to make an appointment.

Grey Mountain Housing provides housing to First Nations families. You have to be 19+ and the head of house has to be of First Nations ancestry. No single units available. Call **633-4880** for an application and to make an appointment.

Talking to Landlords

It will be easier to find and keep a place to live if you have a good relationship with the people you are renting from. Here are some tips:

- Practice what you want to say before you call. Write it out or practice with a friend until you feel confident.
- Be polite. Introduce yourself and tell the person you are speaking with where you saw the ad or heard about the rental.
- Use your connections. Mention any GOOD connections you have with the place or the landlord.
- Be honest about what you are looking for and how much you can afford.
- Make eye contact and smile when you meet.
- Be clean and well dressed when you meet with the landlord.
- DO NOT smoke in front of the landlord.
- Have your references ready. Take some time to find good references, even if they aren't from past landlords. Character references are also good. So are letters of support from NGOs, sponsors and employers and other support people.
- Call soon after you meet to say how much you liked the place. Later the same day or early the next morning are good times to call.
- DON'T give information they don't ask for. They don't need your life story.

What will the landlord ask you?

Your landlord may want to know:

- How many people will be living with you?
- Do you have kids and/or pets?
- How you will pay your rent?
- Do you have good references?
- Do you smoke?

It is illegal to discriminate against you based on age, gender, income, race or marital status. If you feel that a landlord won't rent to you because of any of the above or because you have children you can call the Neighbourhood Law Centre or the Human Rights Commission for help.