



Off-Campus Housing Guide

Prince George, BC, Canada

**Northern BC Graduate
Students' Society**



DISCLAIMER

The information presented is based on personal experiences shared by students and is intended solely for general guidance. It does not constitute an endorsement or promotion of any particular business or service. While we have made reasonable efforts to ensure accuracy, some details may be outdated or contain errors. External links provided were active at the time of publication; however, we do not assume responsibility for the content or any subsequent changes made to those websites.



PRINCE GEORGE TRANSIT

UNBC is accessible by bus routes 15 and 16. To plan your trip or check schedules, the **BC Transit Mobile App** is a helpful resource for finding the best route to your destination. You can also access the Prince George bus map and schedule [here](#), or download the **Transit mobile app** for real-time updates. **Google Maps** is also great tool for real-time navigation, transit routes, and estimated arrival times. Simply enter “**UNBC**” as your destination and select the public transport option.

Housing in Prince George

Facebook is a helpful platform for finding housing and roommates in Prince George.

You can browse Facebook Marketplace for rental listings and shared accommodations. Additionally, you can join local Facebook groups by searching terms like “**Prince George rentals**” or “**Prince George roommate**.” One of the most recommended groups is [UNBC/CNC Off-Campus Housing](#).

Besides Facebook, there are other great platforms to find housing in Prince George. **Kijiji Prince George** ([link](#)) and **RentinPG.ca** ([link](#)) offer a wide range of rental listings. RentinPG.ca is especially useful for finding furnished accommodations with both short-term and long-term options available.





Recommended Apartment Options

- **MAINSTREET EQUITY CORP:** offers various rental across Prince George with reasonable price range. [MAINSTREET EQUITY CORP Website.](#)
- **Kelson Group Apartments:** Offers various rental properties across Prince George. [Kelson Group Website](#)
- **Tiffany Place Apartments:** Managed by Hume Investments, suitable for students and professionals. [Tiffany Place Website](#)
- **Century 21 Energy Realty Property Management:** Provides rental listings and property management services. [Century 21 Management](#)
- **Veda Prince George:** Modern student housing with 1-person bachelor suites, close to UNBC. [Veda PG Website](#)
- **Nest Realty:** Offers a variety of rental properties in Prince George. [Nest Realty Website](#)

Rental Agency Contract

- Chantel Deizs (Downtown & Beyond, can help connect further): ☎ (250) 617-7195
- Kelson Court: ☎ (250) 561-9353 – Caitlyn (Building Manager)
- Legacy Properties: (Park Village, Pine Glen, Briarwood, etc.) ☎ (250) 561-1823 – April & Queenie
- Kelson Group (Various Properties): ☎ (250) 277-3508 – Steven
- Adriano Spoletini (Multiple Listings): ☎ (250) 614-0096

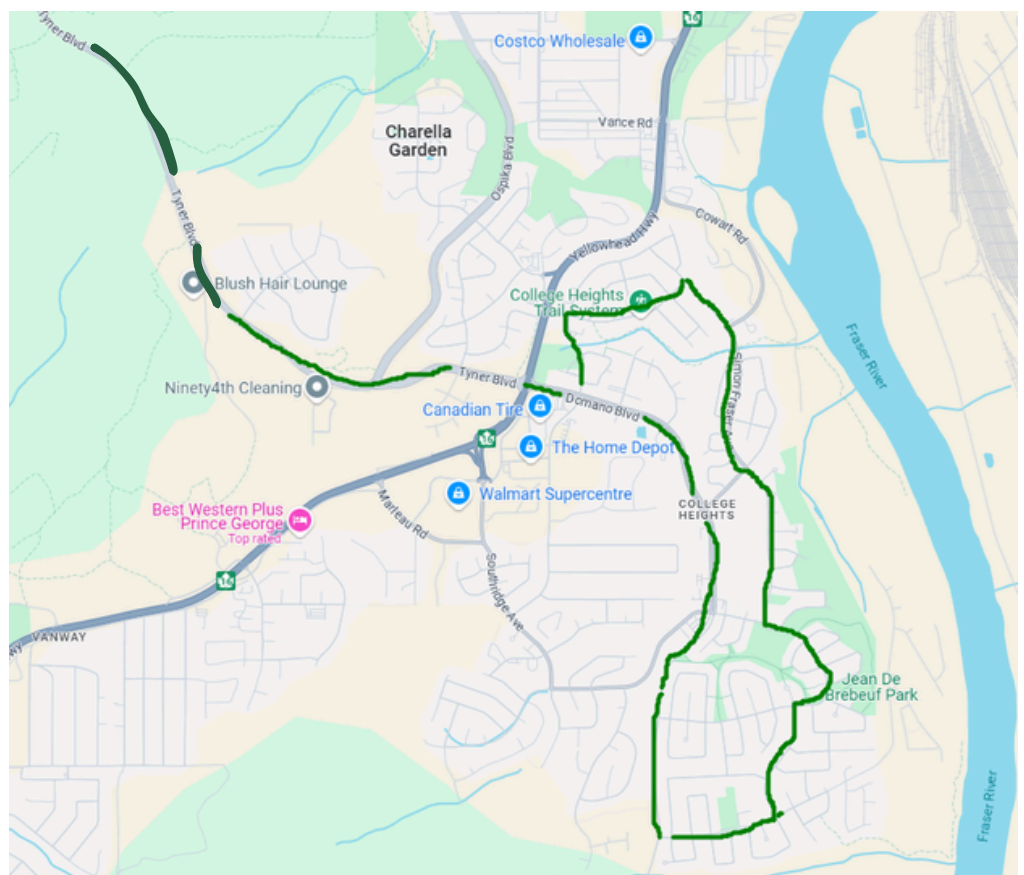
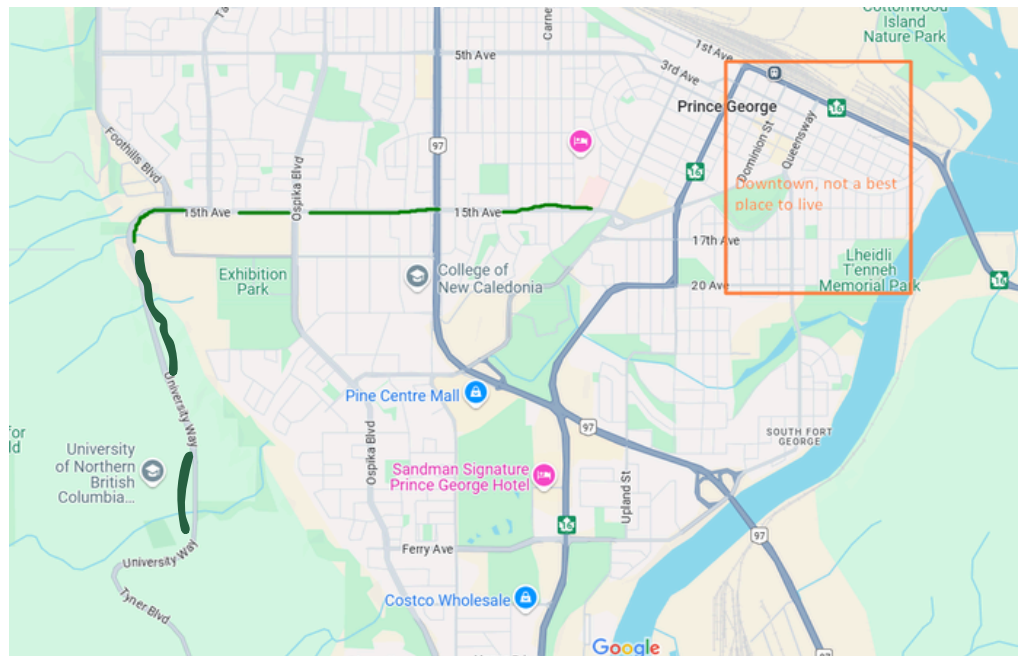
Prince George Map

Usually, buses 15 and 16 provide direct access to UNBC, so living near the routes of these buses is considered convenient for students. In this sense, areas like **15th Avenue**, **College Heights**, and **Tyner Boulevard** are popular and practical places to live due to better bus connectivity and more regular transit schedules.

The green lines on the map represent the routes of buses 15 and 16, which provide direct service to UNBC.

The red rectangle marks the downtown area, which has a higher concentration of homeless and is primarily an industrial and office district.

For these reasons, downtown is generally not considered the best place to live, especially for students seeking residential neighborhoods with convenient access to UNBC.





Common Requirements and Considerations for Rentals in Prince George

- **Bedrooms and Bathrooms:** Decide how many bedrooms and bathrooms you need, based on how many people will live with you and whether you are comfortable sharing bathroom facilities.
- **Pet Policy:** Many apartments are pet-free. Always confirm with the landlord.
- **Smoke Policy:** Most rentals are smoke-free (no smoking allowed in units or on balconies).
- **Number of Residents/Children:** Landlords often set limits on the number of occupants per unit, including children.
- **Parking:** Check if a parking lot or space is available and whether it's included in the rent or costs extra.
- **Contract Length:** Most rentals require a 12-month lease, though some may offer flexible terms.
- **Down Payment:** Usually a damage deposit is required, typically half of one month's rent (as per British Columbia tenancy laws).
- **Laundry Access:** Check whether the unit has in-suite laundry, shared on-site laundry, or if you will need to use a nearby laundromat.
- **Utilities:**
 - Water is usually included.
 - **Electricity and internet are typically not included** and must be arranged separately by the tenant unless specified otherwise.

Understanding Rental Costs in Prince George

Before starting your housing search, it is important to plan your budget and consider the various costs involved in renting.

Approximate Rental Costs:

- **Single Room in a Shared Accommodation:** Typically ranges from \$500 to \$700 CAD per month, depending on the location and housing condition.
- **Family Apartment or Whole Unit:** Generally ranges from \$1,200 to \$1,500 CAD per month, again depending on location, type (house, apartment, or suite), and amenities.

Note: These are approximate costs and may vary based on the neighborhood, property type, and the condition of the rental unit.

Cost Considerations:

- **What's Included:** Always confirm what is covered in the rental price—some rentals include water, but electricity, internet, and cable are often additional expenses.
- **Additional Costs:**
 - Damage deposit: Maximum of half a month's rent (as per BC Tenancy Law).
 - Furnishings: Some rentals are unfurnished, so consider potential furniture costs.
 - Recurring costs: Utilities, internet, household purchases, renters' insurance (optional), and food.

Basement Suites Option:

Many UNBC students choose basement suites (also called garden suites, walk-out suites, or ground-floor suites). These options tend to be about \$50 to \$100 cheaper per month compared to standard apartments.



How to View Rental Units Remotely

If you are not currently in Prince George but need to secure housing, here are some practical ways to view potential rental units from a distance:

- **Request a Live Video Tour:** Ask the landlord to show the unit through a live video call using platforms like FaceTime, WhatsApp, or Facebook Messenger. This allows you to ask questions in real-time and get a better sense of the space.
- **Involve a Local Contact:** If you have a friend or acquaintance in Prince George, you can ask them to visit the property and provide a video walkthrough over a call. This helps ensure a trusted person is checking the property for you.
- **Ask for a Pre-Recorded Video:** If a live call is not possible, request the landlord to send a recorded video tour of the unit. This is helpful for verifying the size, layout, and condition of the space, and can also help you avoid potential rental scams.



How to Identify and Avoid Rental Scams

Rental scams are unfortunately common, especially when searching for housing online. Fraudsters often target people who are in a hurry to find accommodations, tricking them into sending money for properties that either don't exist or are not actually available for rent.

How to Spot Rental Scams and Protect Yourself

- **Unrealistic Prices:** If the rent is far below the market rate, it's likely a scam.
- **Stolen Photos:** Scammers often reuse photos from real estate websites. Use a reverse image search to check.
- **Requests for Money Before Viewing:** Never send deposits or rent before you've seen the property in person or through a verified video call.
- **Emotional or Complicated Stories:** Be cautious if the landlord shares a long or emotional backstory—that's often a trick to gain trust.
- **Landlord is "Overseas":** If the landlord says they're abroad and can't meet you, this is a major red flag.

What to Do If You Become a Victim of a Rental Scam?

- **Notify Your Bank Immediately:** Contact your bank or credit card provider to cancel any payments or cheques sent to the scammer. They may be able to stop the transaction or help you recover your funds.
- **Alert the Website or Platform:** Report the fraudulent listing to the website where you found it (such as Craigslist or Facebook Marketplace). This can help prevent the scammer from tricking others.
- **Report the Scam to the Police:** File a police report and provide as many details as possible, including messages, receipts, and contact information of the scammer. This helps authorities investigate the crime.



Before You Sign: A Tenant's Checklist for Rental Agreements

After finding a suitable place to live, the final step is signing a **tenancy agreement**. This contract outlines the rights and responsibilities of both you and your landlord. Since it is a legally binding document, it is crucial to understand every detail before signing.

Essential Details to Review in Your Rental Lease:

- **Tenant and Landlord Names:** Ensure all names are correctly listed in the contract.
- **Rental Property Address:** Double-check that the rental unit's address is accurate.
- **Lease Duration:** Confirm the start and end dates of the rental period, or whether it is a month-to-month lease.
- **Contact Information:** The landlord's or property manager's phone number and address should be clearly stated.
- **Rent Amount and Payment Terms:** Know exactly how much rent you will pay, when it's due, and how it should be paid.
- **Deposit Details:** Check the damage or security deposit amount—by law, this cannot exceed half of one month's rent in British Columbia.
- **Utilities and Inclusions:** Understand what is covered in your rent, such as water, electricity, internet, parking, or laundry facilities.
- **Occupancy Rules:** Some contracts specify the number of people allowed to live in the unit or may adjust rent based on additional occupants.

If you're unsure about any part of the contract, ask questions or seek clarification before signing. Once signed, you are legally bound to follow the terms.



Finding the Right Roommate: A Practical Checklist

Choosing the right roommate is essential for a comfortable living experience. Before moving in together, discuss the following key points to ensure you're on the same page:

- **Cleaning:** How often will you clean, and what are your cleanliness standards?
- **Shared Expenses:** How will you split bills like groceries, utilities, and internet?
- **Guests:** Are visitors allowed? How often, and are overnight stays okay?
- **Parties:** Will social gatherings be permitted? How frequently, and with how many guests?
- **Noise & Conflict:** How will you handle noise issues or disagreements? Consider setting quiet hours.

Moving Out: Inspection, Cleaning, and Deposit Return

When your tenancy ends, the landlord or property manager will schedule a move-out inspection to check for damages. You can request a move-out checklist to know what is expected regarding cleaning and repairs.

During the inspection, you'll be asked to review and sign an inspection report. This document will detail any deductions from your security deposit. Keep your move-in photos as proof of prior damages to avoid unfair charges.

Before leaving, provide your new mailing address. By BC law, landlords must return your deposit or provide a written explanation of deductions within 15 days.



Temporary Accommodation Upon Arrival

If you haven't secured long-term housing before arriving in Prince George, don't worry. There are several temporary accommodation options to help you settle in while you look for a permanent place.

- **Airbnb:** Booking a furnished Airbnb suite is a convenient option since most provide Wi-Fi, bedding, and kitchen access. This gives you time to get organized, buy a SIM card, and search for housing at your own pace.

Note: To book Airbnb, you need an active Airbnb account and a credit card. If you don't have one, consider asking a trusted friend or family member to help you with the booking.

- **Hotels and Motels:** Many hotels and motels in Prince George offer comfortable short-term stays. Some even provide up to 25% discounts for UNBC students, so make sure to ask about student rates when booking.

Some Hotels & Motels in Prince George:

- Ramada Plaza Prince George – [Website](#)
- Days Inn by Wyndham Prince George – [Website](#)
- Travelodge by Wyndham Prince George – [Website](#)
- North Star Inn & Suites – [Website](#)
- Carmel Inn – [Website](#)
- Pomeroy Inn & Suites Prince George – [Website](#)



HOTEL

Welcome to Prince George & UNBC !

We are truly delighted to welcome you to **Prince George**, a beautiful, close-knit northern community surrounded by nature, and to the **University of Northern British Columbia**, one of Canada's top small research-intensive universities.

Whether you're arriving for the first time or settling into a new chapter of your academic journey, we hope this guide has helped prepare you for a smooth and successful transition to off-campus life




To explore more about the University of Northern British Columbia (UNBC), including its vibrant campus life, academic programs, and student experiences, we encourage you to visit UNBC official YouTube page:

 [UNBC YouTube Introduction Video](#)

You're not alone, NBCGSS is here for you!

The **Northern British Columbia Graduate Students' Society (NBCGSS)** is your official graduate student union, advocating for your needs, organizing events, and offering support throughout your time at UNBC. We aim to create a welcoming and inclusive environment where every graduate student feels connected, informed, and supported.

Stay connected with us:

-  Website: www.nbcgss.ca
-  Facebook: facebook.com/NBCGSS
-  Instagram: instagram.com/nbcgss



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