

Parent's Page

What your student needs to know when they move off-campus



When Looking for a Place to Rent...

- View at least 5 rental properties before making a decision
- Over 50% of all rentals are listed after March 1st - take this into consideration when starting the rental search
- Talk to current tenants about the relationship they have with their landlord
- Keep track of viewed rentals by filling out an Accommodation Checklist
- Read the *Renting in London* section on the Off-Campus Housing web site: offcampus.uwo.ca/rentingbooklet.htm
- Before signing, have your lease looked over by Western's Housing Mediation Officer
To book an appointment call or e-mail: 519-661-3787 or housing.mediation.service@uwo.ca

Off-Campus Advisors
Students helping Students!
oca@uwo.ca
519-661-3787

What is a Guarantor?

A guarantor is any creditworthy person a landlord will accept who undertakes to “guarantee” all liabilities under the lease. If both your student and their co-tenant are on the same lease and you, as a parent of a tenant, sign as guarantor, you can be held liable for that lease. For example, if one of your student's co-tenants fails to pay their share of the rent, you can be called upon by the landlord to make up the missing share. The guarantee is not just for your student's liabilities if there is more than one tenant on the lease, and it will remain in force if the premise is subletted.

Important Tips!

Roommates

- Encourage your student to fill out a Roommate Agreement with their future roommates BEFORE signing a lease together
- The Roommate Agreement can be proactive in noting problem areas before roommates live together

- Ensure your student gets all negotiations and agreements in writing!
- Landlords are not required to paint, clean carpets or change locks between tenants
 - Tenants should try to negotiate at least a lock change before signing the lease
- Did you know that once a property is rented, there is a different classification for landlords to ensure their property is insured. While this insurance does not usually cover the tenants if they suffer a loss, it could come into play if a tenant does suffer a loss and they can show that the landlord was negligent in some way to cause the fire. It is always a good practise to ask if the landlord has proper insurance

Downloads

Roommate Agreement

offcampus.uwo.ca/roommate_agreement.pdf

Sublet Agreement

offcampus.uwo.ca/sample_sublet_form.pdf

Accommodation Checklist

offcampus.uwo.ca/accommodation_checklist.pdf