

HOUSING

FALL 2025



PRESENTERS

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Please note that audio and PDF versions will be sent by e-mail.



Meeting Agenda

1

Get informed before you search

2

Find an accomodation

3

Visit a property

4

Sign a lease

5

Move in

6

Final information points

7

Questions period

GET INFORMED BEFORE YOU SEARCH



A short terminology guide

Flat size

Given in number of rooms

- Studio 1 ½: 1 room (bedroom/living room, furnished or not), small kitchen and bathroom

	Bathroom	Living room	Bedroom	Kitchen
1 ½ (studio)	½	1 (living room and bedroom in this same room with kitchenette)		
2 ½ (studio)	½	1 living room with kitchenette	1	-
3 ½	½	1	1	1
4 ½	½	1	2	1
5 ½	½	1	3	1
6 ½	½	1	4	1

- Area less often specified, and if so, in square feet.
100 square feet = about 10 square meters (9,3 sq meters)

Beware of double rooms!



A short terminology guide

Inclusions

Furnished accommodation	Appliances and basic furniture included*.
Equipped or semi-furnished accommodation	At least one refrigerator and one stove*.
Unfurnished accommodation	No furniture or appliances*.

*Always check with the owner

! In the case of a shared apartment, the apartment can be furnished, but not the room.



A short terminology guide

Key words:

Condominium or « condo »: Refers to an apartment that was purchased on co-ownership

Duplex or triplex: 2 or 3 floors building with independent flats; sometimes the owner lives in one of them.

Subletting or assignment of a lease : Options to rent your apartment or to assign your lease to someone else



Budget

- Calculate your budget! See our sample budget on our website :
<https://www.hec.ca/en/students/funding-my-studies/sample-budget/index.html>

		Quebec student	Canadian, French or Belgian student	Other international student
Total for the year (two sessions)*		Min. \$38,260 Max. \$59,592	Min. \$45,860 Max. \$65,692	Min. \$56,560 Max. \$87,342
Tuition fees for undergraduate students (15 credits)		\$4,600	\$10,700	\$31,600
Cowan insurance – HEC Montréal (per year)**		–	–	\$711
Books (one session)		Up to \$500		
Housing (per month)	Rent	\$1,100 to \$1,500 (\$600 to \$1,000 with roommate)		
	Home insurance	\$30 to \$50		
	Heating and electricity***	\$100 to \$150		
	Telephone, cable, Internet***	\$120 to \$150		
Food (per month)	Groceries	\$400 to \$600		
	Restaurant and cafeteria meals	\$150 to \$200		
Transportation (per month)	Public transit (Montréal full-time student rate)	\$60 to \$271		
	Car	\$200 to \$300		
	Gas and repairs	\$200 to \$320		
Personal care and medications (per month)		\$120 to \$250		
Sports and entertainment (per month)		\$150 to \$300		
Clothing (per month)		\$50 to \$250		
Other expenses		\$100		

FIND AN ACCOMODATION



Options and considerations

Options	Considerations	Implications
Rent an apartment (one person only)	• To live alone • To share the apartment at a later date (rent one of the rooms) • For the long term	• Higher investment, but housing to your taste • Full responsibility for the lease
Joining or forming an apartment-sharing	• For better integration (a popular choice among Montreal students) • To reduce expenses	• Lower investment • Flexibility in lease signature and duration
Choosing a student residence	• For better integration • For its practicality	• Numerous housing inclusions • Short-term commitment possible (signature and term of lease)
Homestay	• Local integration • Rewarding experience • More affordable price	• Opportunity to help and share

Search period

- Most leases are renewed between January 1 and March 31, but summer rentals are also available, especially near the campus.
- ! Don't sign a lease without seeing the property! Photos, videos, high prices and even accurate descriptions are no guarantee of quality. By visiting the property, you can be sure that it really meets your expectations.



Search criteria

1. Choose a neighborhood that suits you!

- ✓ *Living in Montréal means having access to everything!*
- ✓ *Découvrir les quartiers de Montréal*



Côte-des-Neiges Borough



- **One of the most cosmopolitan neighbourhoods in Montréal** (more than 110 languages are spoken there!): very multi-ethnic restaurants & shops.
 - ✓ Lots of old apartments
 - ✓ Few small studio-style apartments
 - ✓ Proximity to Mount Royal Park (outdoor activities all year round)
 - ✓ **Proximity to school/campus**, largely student-populated borough
 - ✓ **Cost: moderate to high**



Search terms: Université de Montréal (UdeM), CDN (Côte-des-Neiges), Édouard-Montpetit, Snowdon, HEC Montréal, Polytechnique (subway stations Édouard-Montpetit – Université de Montréal – Côte-des-Neiges)



The City Centre - Ville-Marie



- **Neighbourhoods at the heart of the action!**
- Traditional and modern architecture
 - ✓ Shops and shopping centers, bookstores, nightclubs, restaurants, cafes, etc.
 - ✓ Cosmopolitan, area close to McGill and Concordia Universities
 - ✓ Micro-neighbourhoods: Chinatown, entertainment district, tourist district, Old Montreal, the Village (gay)
 - ✓ **Cost: higher**



 Search terms: McGill, Concordia, St-Laurent, Sherbrooke, Place des Arts, downtown, Square-Victoria, Old Montréal/Old Port...

Le Plateau Borough



- **One of the most trendy and dynamic neighbourhoods:** young people, French-speaking people, artists, Europeans. Highly sought-after and sometimes overvalued.
 - ✓ Vibrant cultural and artistic life, important nightlife
 - ✓ Variety of original shops, thrift stores, trendy restaurants, bakeries and specialty delicatessens
 - ✓ Very variable quality of the apartments
 - ✓ Warning: not always near a subway station
 - ✓ **Cost: higher than average**



Search terms: Parc Lafontaine, Laurier, St-Denis, St-Laurent, Mont-Royal (subway stations Mont-Royal - Laurier)

Search criteria

2. Close to shops (pharmacies, supermarkets, markets, etc.)

3. Proximity to public transport

More specifically:

- ✓ Bus routes to the school (DEC/CSC: 51, 129, 161, 165, 435 - EHD: 150)
- ✓ And/or quick access to the Société de Transport de Montréal (STM) metro.

It's cold in winter!

The cost of rent and availability of housing vary enormously from one area to another.

If you're on a tight budget, you'll need to move away from the campus or metro stations.



Chrono



transit



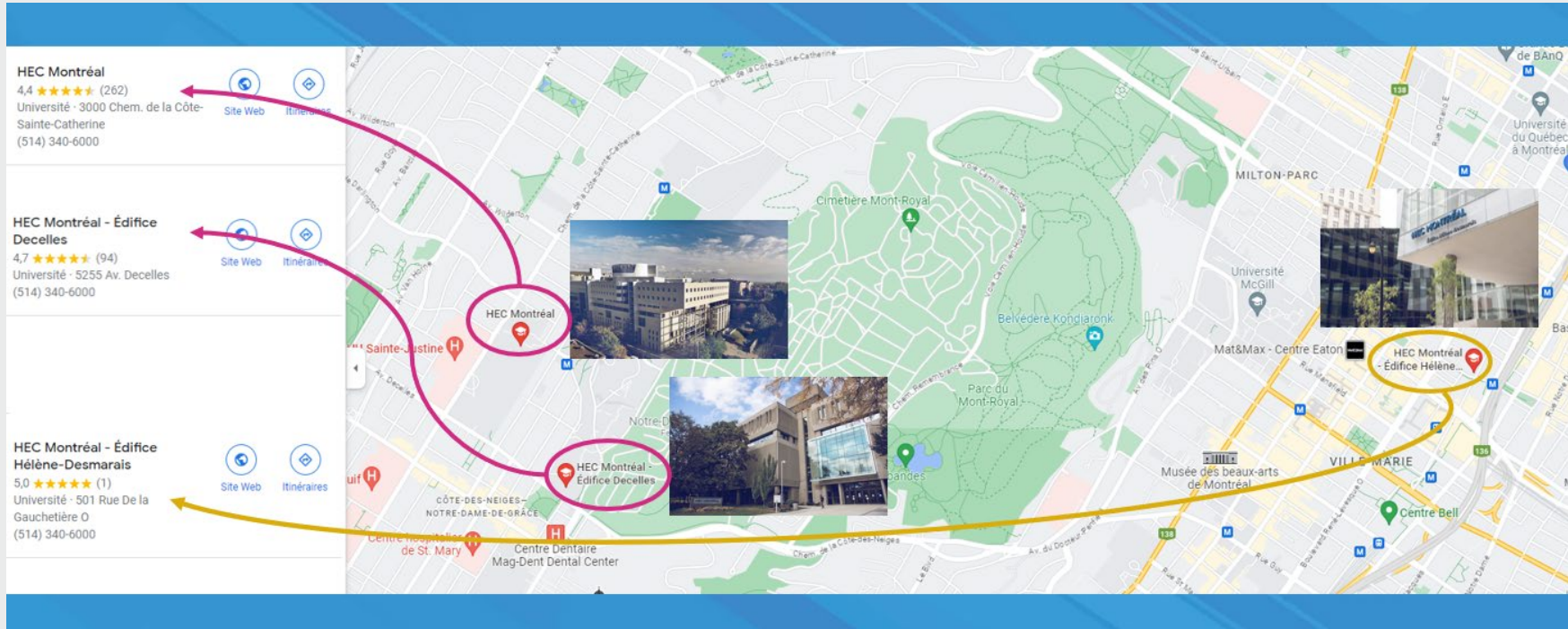
Google Maps



Search criteria

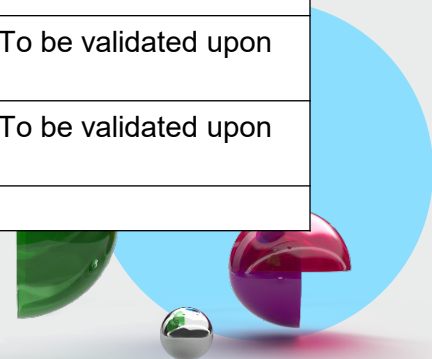
4. Campus proximity :

HEC Montréal has 3 buildings!



Search criteria

Programs	Buildings
Preparatory year	CSC and/or DEC
B.A.A.	CSC and/or DEC
Certificates and microprograms 1st cycle	CSC and/or DEC and/or EHD depending on specialization. To be validated upon course registration!
DESS and microprograms 2nd cycle	CSC and/or DEC and/or EHD depending on specialization. To be validated upon course registration!
Professional Masters and M.Sc	CSC and/or DEC and/or EHD depending on specialization. To be validated upon course registration!
MBA and EMBA	EHD only



Where to look?

HECenligne

=> Services and tools => Housing

External websites

- [Housing Hawk](#)
- [Kijiji](#)
- Facebook - Marketplace and housing group
- [Kangalou](#)
- [Les PAC](#)
- [Logis Québec](#)
- [Rentals.ca](#)
- [Louer.ca](#)
- [Centris.ca](#)

Exploring the neighborhood

Many ads are only posted outside the building where the apartment is located. So, it's a good idea to wander around the neighborhoods and streets that appeal to you.



Where to look?

University student residences

- [Zum \(Université de Montréal\)](#)

Private student residences

- [Campus1 MTL](#)
- [Palay](#)
- [EVO Montréal](#)
- [Résidence Maria Goretti \(for women only\)](#)



Together,
let's find your
apartment!

Our partners :

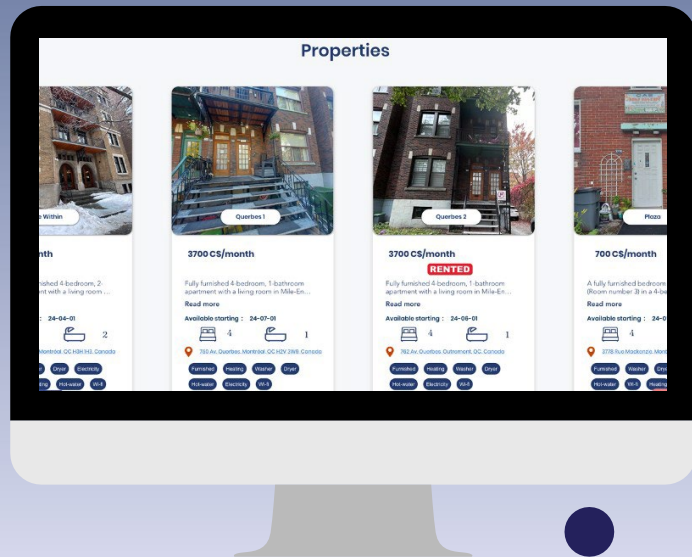
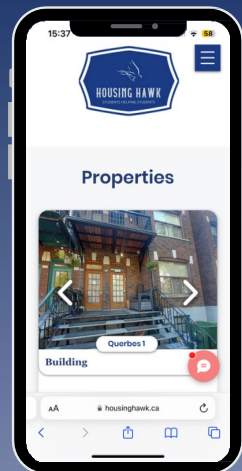


Our Properties

Looking for an apartment?

Just book the unit you want!

Book your apartment



Apartment Search & Inspections

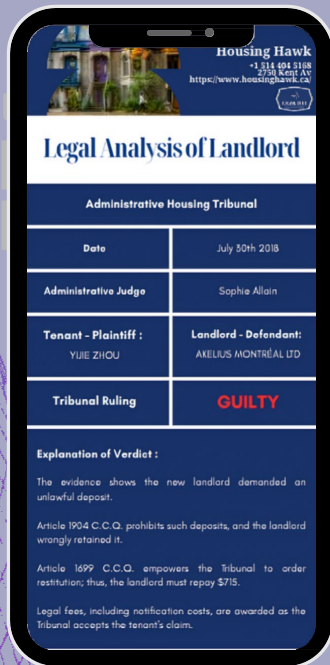
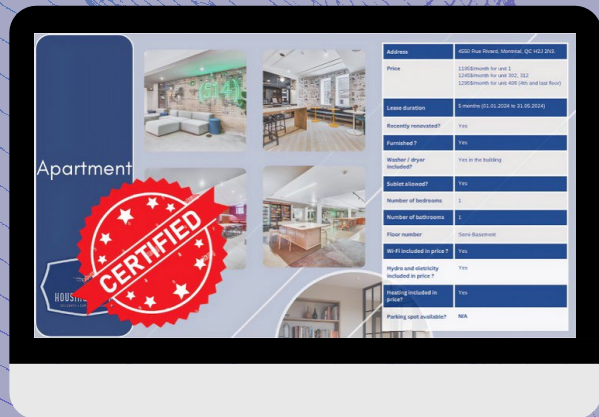
Struggling to find a **budget**-friendly **furnished apartment** for your exchange semester?

Allow us to assist in **securing your ideal apartment** in Montreal, **safely** and **efficiently**.

[Learn more](#)



Apartment



Inspections

Found the perfect apartment online, but you cannot visit it in person?

That's okay, we'll visit, inspect and certify the apartment on your behalf.

[Learn more](#)





Get in Touch



housinghawk.ca



info@housinghawk.ca

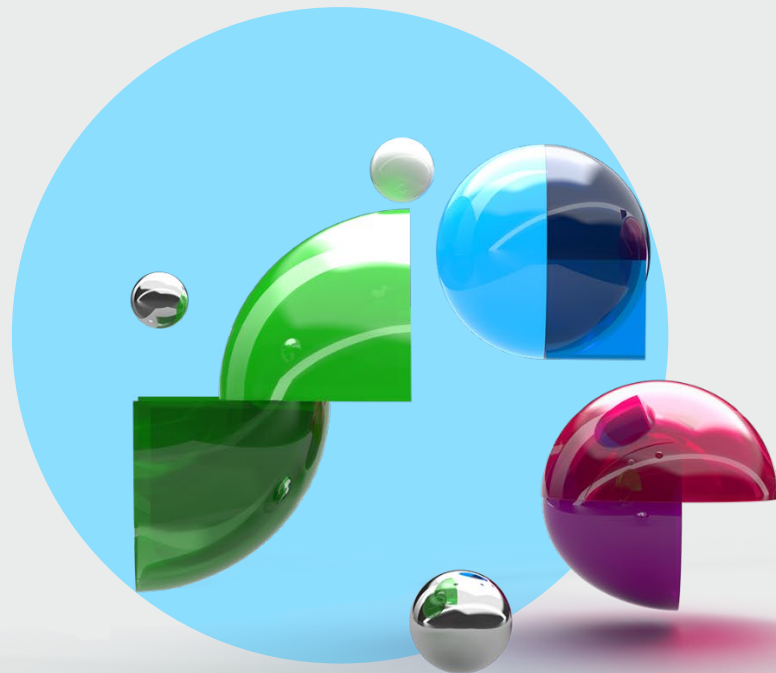


[+1\(514\) 404-5168](tel:+1(514)404-5168)



[Book a free consultation with us](#)

VISIT A PROPERTY



Appointments and visit



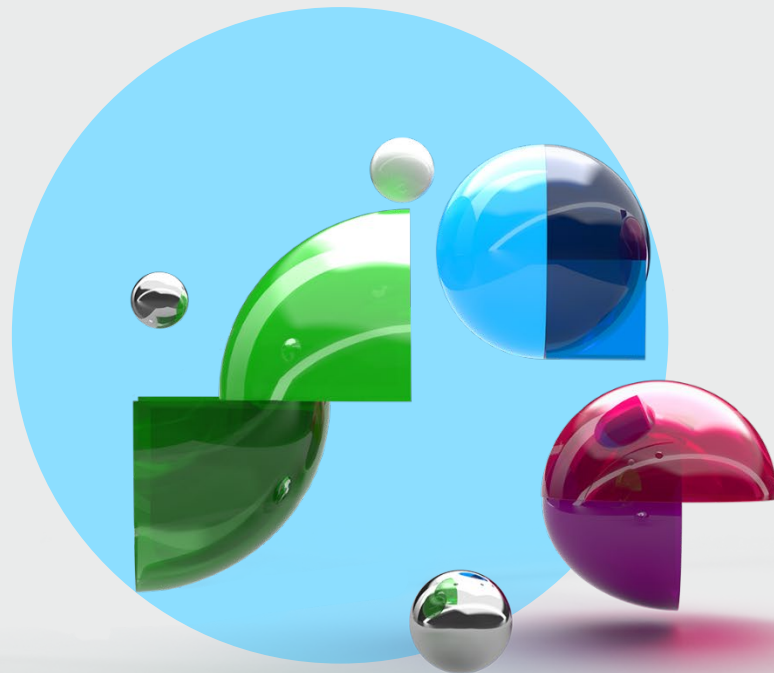
- **Make an appointment with the owner**
Bring your admission letter, passport or proof of identity (study permit and passport).
- **Visit several apartments before committing yourself...**
Description and price are no guarantee of the quality of the property.
- **But make your decision quickly!**
Weigh up the pros and cons, but don't delay if the apartment suits you.
- **Ask to meet your roommates and never sign a lease before visiting your apartment.**



Non-exhaustive list of things to check

- Prices
- Heating
- Electricity (electrical plugs)
- Ventilation
- Plumbing
- Appliances (if included)
- Furniture
- Storage
- Sanitation
- Services included in rent
- Nearby services and transportation
- Neighborhood
- Etc.

SIGN A LEASE



Your rights

What the owner may ask you :

- References to do a credit check (your agreement is required)
- A guarantor for students with no income in Canada
- To limit the number of people allowed to live in an apartment.

What the owner does not have the right to ask for :

- Credit card numbers, passport, bank account, social insurance number...
- Deposit of rent other than the first month
- Any other kind of deposit

Your assets

- Offer the last month of rent as security (require and keep the receipt)
- Submit the financial guarantees you have shown to obtain your immigration papers (international students)
- Submit your scholarship certificates if applicable.
- References from previous owners

Source : <https://www.protegez-vous.ca/nouvelles/affaires-et-societe/futurs-locataires-ce-qu-un-proprietaire-peut-vous-demander>



Your obligations

- Maintaining the apartment
- Pay rent on the scheduled date
- Allow access to apartment if needed; the landlord must notify you at least 24 hours before, except in cases of major emergency
- Respect the conditions of the lease concluded and the internal rules of the building
- **Subscribe to a home insurance for** thefts, fires, flooding, degradation and vandalism, and civil liability.



The lease = a contract!

- Document sold in pharmacies
- **Find out about your legal rights and responsibilities.**
A lease is very difficult to terminate!
- Usually for one year or until July 1st.
- Any month started is usually due. The months are payable in full.
- Verify that all charges, inclusions and repairs are indicated on the lease. Request a copy and store it carefully.
- It is legal (but difficult) to break your lease, assign it or sublet it: consult the [Tribunal administratif du logement](#).
- Minors have the right to sign a lease.
- Lease renewal is automatic. You must therefore notify your landlord if you wish to leave your property.



The lease between roommates

It can be agreed on following two principles :

Shared responsibility (joint obligation)

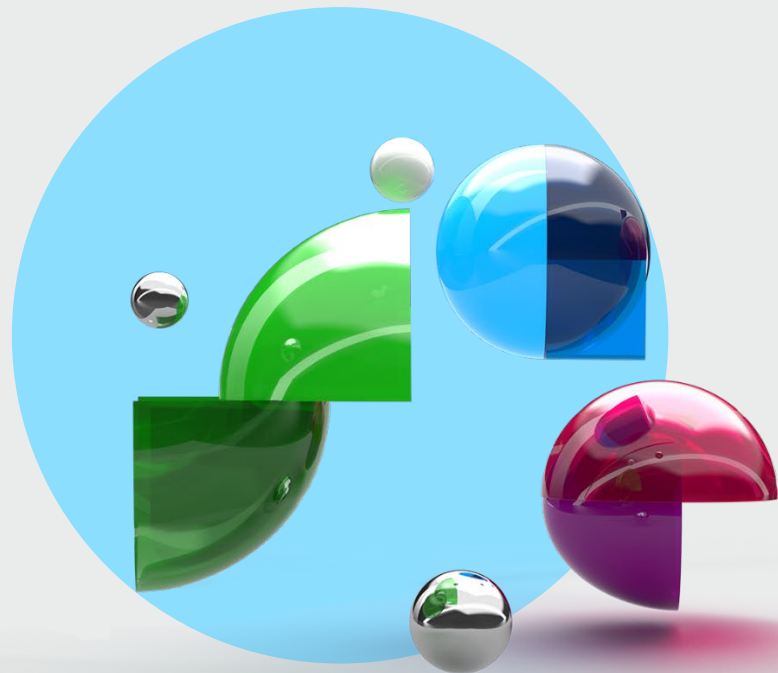
Each roommate must pay its part to the owner. The agreement is concluded with the renter, and you will not be held responsible for defaults in payment of the other roommates.

Mutual responsibility (solidary obligation)

If your lease contains this clause, each tenant can be sued individually for the full amount of the rent. Solidarity must be provided for in a clause in the lease or in an agreement between the parties. In the absence of a clause or agreement, the obligation is simply joint.



MOVE IN



Where to buy furnitures and other items

NEW furnitures, small
appliances, kitchen accessories

[Ikea](#)

[Simons](#)

[Structube .](#)

[Stokes](#)

[La Baie](#)

[Winners](#)

[Walmart](#)

[Canadian Tire](#)

[Dollarama](#)

[Rona](#)

[Home Depot](#)

USED furnitures, small
appliances, kitchen
accessories

[Armée du Salut](#)

[Village des valeurs](#)

[Renaissance](#)

Classified ads

[Kijiji](#)

Facebook - Marketplace

[LesPAC.com](#)



HEC MONTRÉAL

Services
aux étudiants

FINAL INFORMATION POINTS



Temporary housing

If you haven't found yet a place to stay, book temporary accommodation as soon as possible for your first few nights in Montreal. Make a reservation for at least a week, so you can adjust as needed.

There are several possibilities: hotels, youth hostels, couchsurfing, etc.

Near DEC and CSC buildings:

- [Hôtel Terrasse Royale](#)
- [Pavillon Jean XXIII](#)

Elsewhere in Montréal

- [Tourisme Montréal – Hébergement](#)
- [Expédia](#)
- [Booking](#)
- [Trivago](#)
- [Kayak](#)
- [Hostelworld](#)
- [Airbnb](#) (*only for the period from June 10 to September 10*)
- [Couchsurfing](#)



Questions about housing?

From May 14 to August 7, 2025, we will be available from Tuesday to Thursday, depending on daily availability.

- 30-minute individual meeting
- Online
- [Booking link](#)





HEC MONTRÉAL

Services
aux étudiants

THANK YOU!

Questions ?

Write to us!

logement@hec.ca

