



Services à la
communauté
étudiante
HEC MONTRÉAL

Housing

FALL 2026

PRESENTERS

Philippe Zdebelak

Senior Advisor Agent
Student Services Office

Audrey Pinaud

Coordinator - Orientation, integration and
residence
Student Services Office

Renée-Laurence Pierre Pétion

Residence, Housing and Student Life Advisor

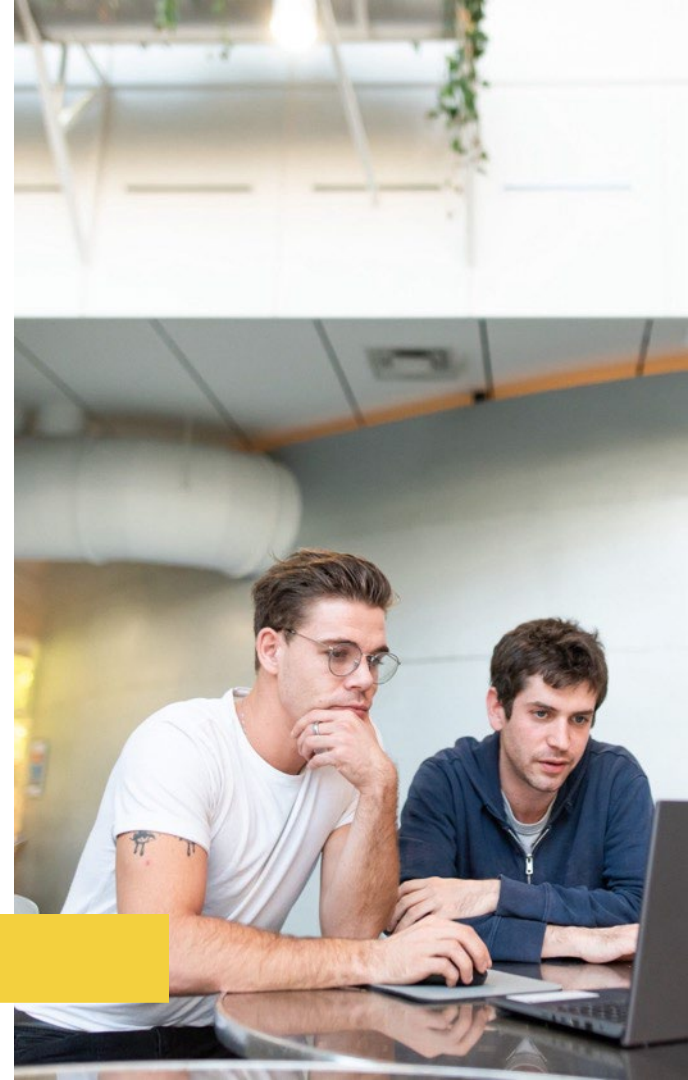
*We will answer questions at the end of the
presentation.*

*Please note that the video and PDF versions will be sent
by e-mail.*



Meeting agenda

1. Get informed before you search
2. Find an accommodation
3. Visit a property
4. Sign a lease
5. Move in
6. Final information points
7. Questions period





1.
**GET INFORMED
BEFORE YOU
SEARCH**

A short terminology guide

Flat size

- Given in number of rooms

	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.

Ex: 100 square feet = about 10 square meters (9,3 sq meters)

Beware of double rooms!

A short terminology guide

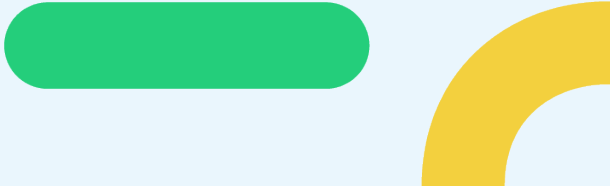
Inclusions

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*.

Important: 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!

		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		

- See our sample budget on our website :
- [Sample Budget](#)

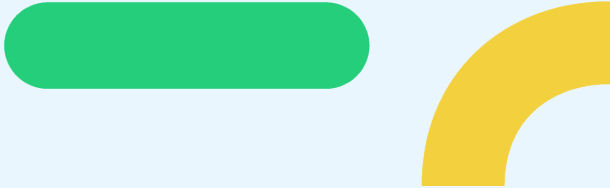
2. FIND AN ACCOMMODATION



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



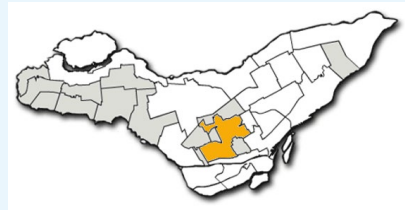
- Most leases are renewed between January 1 and March 31, but summer rentals are also available, especially near the campus.
- **Don't sign a lease without seeing the property!** Photos, videos, high prices and even accurate descriptions are no guarantee of quality. By visiting the property, you can 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*](#) (only in french)

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 (LGR and Decelles building), largely student-populated borough
 - ✓ **Cost: moderate to high**
- Search terms: Université de Montréal (UdeM), CDN (Côtes-des-Neiges), Édouard-Montpetit, Snowdon, HEC Montréal, Polytechnique
- Nearby subway stations : Édouard-Montpetit, Université de Montréal, Côte-des-Neiges



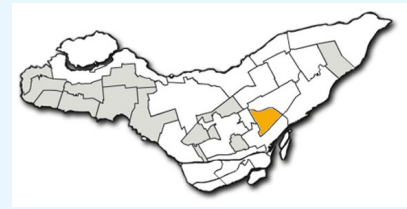
The City Centre - Ville-Marie



- 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
 - ✓ Proximity to Hélène-Desmarais building
 - ✓ Cost: higher
- Search terms: McGill, Concordia, St-Laurent, Sherbrooke, Place des Arts, downtown, Square-Victoria OACI, 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
- Nearby 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/LGR buildings: 51, 129, 161, 165, 435 - EHD building: 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.



Search criteria

4. Campus proximity :

- HEC Montréal has 3 buildings!

Résultats 0

Partager

Site Web Itinéraires

HEC Montréal - Édifice Lise-et-Giuseppe-Racanelli
4,4 ★★★★★ (337)
Université · 3000 Chem. de la Côte-Sainte-Catherine
Ouvert · Ferme à 23 h 30 · (514) 340-6000

Site Web Itinéraires

HEC Montréal - Édifice Decelles
4,6 ★★★★★ (117)
Université · 5255 Av. Decelles
(514) 340-6000

Site Web Itinéraires

HEC Montréal - Édifice Hélène-Desmarais
4,8 ★★★★★ (56)
Université · 501 Rue De la Gauchetière O
Ouvert · Ferme à 22 h 30 · (514) 340-6000

Vous avez atteint la fin de la liste.

Mont-Royal

GLENMOUNT

CÔTE-DES-NEIGES

CHU Sainte-Justine

HEC Montréal - Édifice Lise-et-Giuseppe-Racanelli

HEC Montréal - Édifice Decelles

HEC Montréal - Édifice Hélène-Desmarais

Ritz-Carlton Montréal

Grande Bibliothèque de BANQ

Parc La Fontaine

Griffintown

****DEC : Decelles**

***EHD : Hélène-Desmarais

Where to look?

- **External websites**

- ✓ [Housing Hawk](#) (housing search and apartment visits)
 - ✓ [Plazio](#) (Looking for housing and roommates)
 - ✓ Facebook - Marketplace and page/groupe for rental properties
 - ✓ [Kangalou](#)
 - ✓ [Les PAC](#)
 - ✓ [Logis Québec](#)
 - ✓ [Rentals.ca](#)
 - ✓ [Louer.ca](#)
 - ✓ [duproprio](#)
 - ✓ [Kijiji](#)
 - ✓ [Centris.ca](#)
- **HECenligne:** → Services and tools → Housing (Private housing listings). *Important: These listings are provided by third parties. HEC Montréal assumes no responsibility for their content.*
 - **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 \(for women only\)](#)

3. 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).

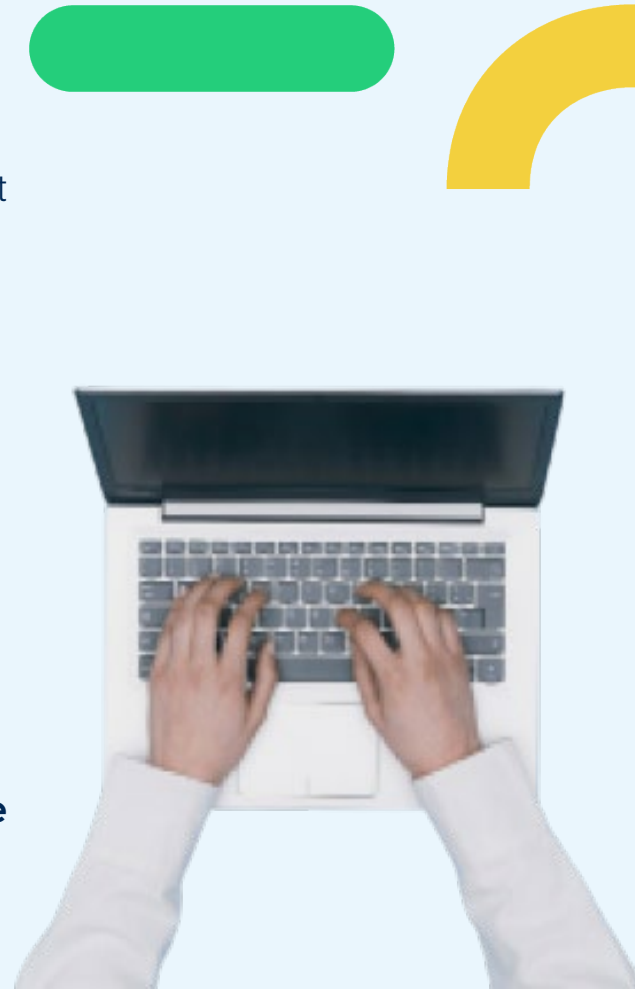
- **Visit several apartments before committing yourself...**

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.

[What to Look for When Visiting an Apartment](#)



4. 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 :

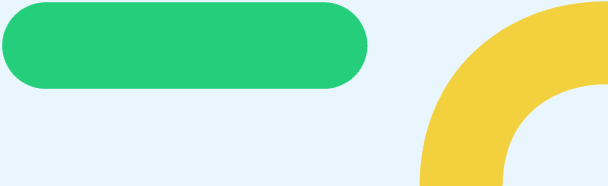
- Credit card numbers, passport, bank account, social insurance number...
- Deposit of rent other than the first month
- Any other kind of deposit

Your assets

- Offer the first 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 : [Futurs locataires: ce qu'un propriétaire peut vous demander](#) (french only)

Your obligations

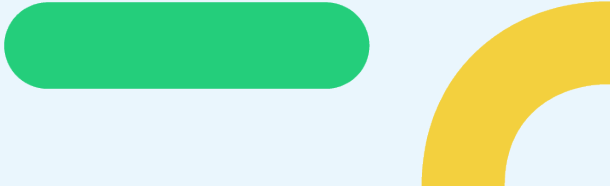


- Maintaining the apartment
- Pay rent on the scheduled date
- Allow access to apartment if needed; the landlord must notify you at least 24 hours before, except in cases of major emergency
- Respect the conditions of the lease concluded and the internal rules of the building
- **Subscribe to a home 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. (source : <https://educaloi.qc.ca/en/capsules/things-to-know-before-signing-a-lease/>)
- Lease renewal is automatic. You must therefore notify your landlord if you wish to leave your property.

The lease between roommates



Shared responsibility (joint obligation)

- Generally, whenever there is more than one tenant, the obligation to pay rent is joint. 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.

<https://educaloi.qc.ca/en/capsules/sharing-rental-housing-co-tenants/>

5. MOVE IN



Where to buy furnitures and other items

NEW furnitures, small appliances,
kitchen accessories

[Ikea](#)

[Simons](#)

[Structube](#)

[Stokes](#)

[Winners](#)

[Walmart](#)

[Canadian Tire](#)

[Dollarama](#)

[Rona](#)

[Home Depot](#)

USED furnitures, small
appliances, kitchen
accessories

[Armée du Salut](#)

[Village des valeurs](#)

[Renaissance](#)

Classified ads

[Kijiji](#)

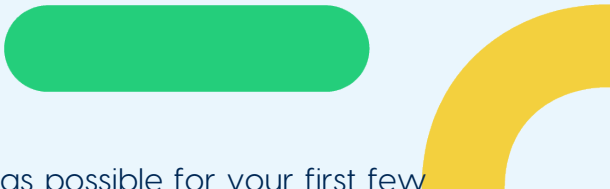
Facebook - Marketplace

[LesPAC.com](#)



6. 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 LGR 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 12 to August 6, 2026, we will be available from Tuesday to Thursday, depending on daily availability.
- 30-minute individual meeting
- Online
- [Booking link](#)

7. Questions period



Thank
you

