

# Finding Rental Housing



## In Whitehorse

Prepared by  
Blood Ties Four Directions  
307 Strickland Street, Whitehorse  
(867)633-2437 Ext. 25

**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.**



## Money Matters

- Most landlords ask for last month's rent or a security or damage deposit up front.
- SA will pay last month's rent but not a security or damage deposit. Make sure you know what the landlord is asking for and what SA will pay.
- Landlords can also legally ask for pet deposits and oil deposits.
- Landlords can only use your security deposit to pay for damages with your written permission.

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

## Social Housing

**Whitehorse 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 about a place. Write it out or practice with a friend until you feel confident. See the "**Tips for Interviewing Landlords**" link.
- 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 to pay.
- Make eye contact and smile when you meet.
- Be clean and well-dressed when you meet with the landlord.
- DON'T 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 any information that they don't ask you 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 for anyone 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.

## Know Your Needs

Make sure you know what you need before you look for a place. Be clear and honest with potential landlords about your specific needs.

- How many people will be living with me?
- Do I want or need roommates?
- Do I need any special 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 facilities?
- Do I need indoor plumbing?
- Do I need utilities included in my rent?

## Where to Look

- **Newspapers** - Look in the Classifieds under rentals. You can also try calling the places for sale to see if the owners are interested in having a renter. You can also place a classified ad in the "looking to rent" section.
- **Whitehorse Housing** - Rent geared to income. Get on the wait list right away because it's a long one. Seniors and persons with 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 - 667-4379**. 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. Find ad boards at the Visitor's Centre, Alpine Bakery, Baked Café, Aroma Borealis, Yukon College, the Hospital...
- **Internet** - Look on [www.kijiji.com](http://www.kijiji.com) and [www.craigslist.ca](http://www.craigslist.ca)
- **House sitting** - Look in the paper and on ad boards for house sitters. Lots of people go away, especially during the winter. Place an ad looking for a house sit.
- **Trader Time - 667-7891** Monday-Friday at 9:30am-4:30pm 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** - look on [www.artshet.ca](http://www.artshet.ca) for rentals and house sitting.
- **Blood Ties Four Directions Centre** has a Housing Navigator who can help members with housing applications, house hunting, advocacy and letters of support. **633-2437 Ex. 25**

# Resources

**Whitehorse Housing**

667-5759

**Grey Mountain Housing**

633-4880

**Social Services (ASU)**

667-5674

**DIA**

667-3399

**Blood Ties Four Directions**

633-2437 Ext. 25

**Emergency Shelter**

393-8322

**Kwanlin Dun Housing**

633-7833

**Yukon News**

667-6285

**Whitehorse Star**

668-2202

**Coldwell Banker**

668-3500

**Re/Max**

667-2514

**Your First Nation**

[www.kijiji.ca](http://www.kijiji.ca)

[www.craigslist.ca](http://www.craigslist.ca)

[www.artsnet.ca](http://www.artsnet.ca)

