

Housing in Surrey, BC

Surrey is one of the most diverse and rapidly growing cities in the Metro Vancouver area, offering a variety of housing options for students and newcomers. Whether you're looking for a private apartment, a shared house, or a single room rental, there are many choices available across the city's neighborhoods.

Finding Accommodation

Areas close to central Surrey such as Whalley (City Centre), Guildford, and Newton are popular for their access to schools, public transit, and shopping. Housing near SkyTrain stations tends to fill up quickly, so students are encouraged to begin their housing search early.

A one-bedroom apartment in Surrey typically ranges from \$1,400 to \$2,000 CAD per month, depending on the neighborhood and amenities.

Popular websites for finding rental listings include:

- Craigslist
- Kijiji
- Facebook Marketplace
- liv.rent
- Zumper

Rental Market Overview

Rental prices vary across Surrey's different communities. For example, Surrey City Centre and Fleetwood usually have higher rental prices compared to Newton, Cloverdale, or Guildford, where more affordable basement suites and shared housing are available.

Source	Surrey (Samples)	Burnaby (for comparison)
liv.rent	\$1,850 for 1-bedroom	\$2,281 for 1-bedroom
	\$2,400 for 2-bedroom	\$3,143 for 2-bedroom
Rentals.ca	\$1,900 for 1-bedroom	\$2,398 for 1-bedroom
	\$2,450 for 2-bedroom	\$3,062 for 2-bedroom
Zumper	\$1,880 for 1-bedroom	\$2,380 for 1-bedroom
	\$2,420 for 2-bedroom	\$3,050 for 2-bedroom

Rental prices are subject to change. Always check current listings for the most accurate information. You can also explore rental market data through the Canada Mortgage and Housing Corporation (CMHC).

Avoiding Rental Scams

Canada is a safe country, but online rental scams occasionally target new renters or international students. Be cautious when searching for housing.

Tips to protect yourself:

- Use trusted platforms and reputable rental agencies.
- Be wary of deals that seem unusually cheap.
- Never send money before visiting a property or signing a lease.
- Both you and your landlord should sign the lease agreement.
- Always ask for a copy of your signed lease.

Deposits and Rent Payments

Landlords in BC can request a security (damage) deposit equal to no more than half of one month's rent, paid at the time of signing the lease. Rent is typically due on the first day of each month, and may include some utilities such as heat or water. Review your lease carefully to understand which utilities are included and which are extra (such as internet or electricity).

For official information, visit the Government of British Columbia – Residential Tenancy Branch: <https://www2.gov.bc.ca/gov/content/housing-tenancy/residential-tenancies>

Tenant Rights and Support

As a renter in British Columbia, it's important to understand your rights and responsibilities. You're protected under BC's Residential Tenancy Act, which outlines fair housing practices and dispute resolution procedures.

If you experience issues with your landlord or have questions about your lease, you can seek help from:

- Tenant Resource & Advisory Centre (TRAC) – <https://tenants.bc.ca/>
- Residential Tenancy Branch (RTB) – <https://www2.gov.bc.ca/gov/content/housing-tenancy/residential-tenancies>

Things to Keep in Mind

- Review Your Lease:

Read all terms carefully, including renewal options, notice periods, and additional fees before signing.

- Budget Wisely:

Account for rent, utilities, internet, transportation, groceries, and personal expenses. Surrey is generally more affordable than Vancouver or Burnaby, but costs can vary by neighborhood.

- Transportation:

Surrey is well-connected by SkyTrain (Expo Line), TransLink buses, and major roads. Use Google Maps or TransLink's trip planner to estimate travel times to your campus or workplace.

- Move-in & Move-out:

Most leases begin on the first day of the month. Landlords usually require one full month's notice before moving out and may inspect the property before returning your damage deposit.

- Rental Insurance:

Tenant insurance is recommended—it protects your belongings in case of theft, fire, or damage.

- Communication:

Maintain respectful communication with your landlord. Keep records of emails or messages about repairs and agreements.

- Neighborhood Safety:

Surrey is a large city with many neighborhoods. Before signing a lease, research the area's safety, nearby amenities, grocery stores, and public transit routes.