



Newcomer Navigator NL is a practical, easy-to-use platform designed to support newcomers as they settle in Newfoundland and Labrador. It offers step-by-step guidance, essential local information, and helpful tools to make your transition smoother and more informed.

Created by **Collective Interchange** and funded by the **Office of Immigration and Multiculturalism of Newfoundland and Labrador**. Visit: www.newcomernavigatornl.ca



Guide to finding, renting, or buying a home in Newfoundland and Labrador

This guide is designed to provide essential information about housing, whether you are looking for temporary accommodation or want to rent or buy.

1. Before You Arrive

It is recommended to plan to rent temporarily for the first few days or months. This will allow you to get to know the area, transportation, and necessary amenities better before looking for something more permanent.

2. Rental or Temporary Rental

You can search for temporary accommodation in any search engine. For example:

- **Hotels or Motels**
- **Bed and Breakfast**
- **Cottages** or housekeeping units
- **Shared apartments/houses** with their own room.
- **Dorms at MUN University** (open to the public from May to August)

Other Helpful Resources

- [Tourism NL accommodation](#)
- [Airbnb](#)
- [Booking.com](#)

3. Average Rental Costs

According to the 2024 Rental Market Survey by the Canada Mortgage and Housing



Corporation (CMHC), the average monthly rent in Newfoundland and Labrador is approximately CAD \$1,050, with a median rent of CAD \$990. In the St. John's area, the average rent reaches CAD \$1,133, and the median rent is CAD \$1,035.

The vacancy rate across the province remains low at about 1.8%, indicating limited availability of rental housing in many areas. These figures reflect a steady increase in rental prices and continued high demand for housing across the province.

Source: CMHC Rental Market Survey, October 2024 [Access full data on CMHC's official website](#).

4. Where to Search for Permanent Rentals

Sites to Search for Permanent Rentals

- **Classifieds websites:** [NL classified](#), [Kijiji](#), Facebook Marketplace.
- **Real Estate Agencies:** [Remax](#), [Royal LePage](#), [Home Life Experts](#), among others
- **Announcements:** In coffee shops, colleges, community centers, and by word of mouth by family and friends.
- **City of St. John's:** Here are some [resources for newcomers](#) to help you explore the city, neighborhoods, and have helpful information on how to settle in.

5. Tips Before Renting

- **Location:** Use "Google Maps", [Community Infrastructure Mapping System](#) or real estate pages to locate nearby services. It's important to know that outside of urban centers, rents may be cheaper, *but* public transportation can be limited and expensive. To give you an idea, in the metropolitan area a trip costs CAD \$2.25 and the price starts at CAD \$4.25 (but the minimum amount to use the service is CAD \$10). And most importantly, if you live in other cities around the province, you likely don't have public transportation.
- **Familiarize yourself with the Area:** Explore the surrounding area by walking to check the proximity of services such as supermarkets, bus stops, schools, and others.
- **Amenities and Services:** Check that the place has good heating, well-sealed windows, kitchen, refrigerator, washer and dryer, etc. Always ask what services or utilities are included in the rent. These can be, for example,

electricity, water, Wi-Fi, parking, snow removal, heating (gas or fuel). If these services are not included, you will have to hire them in person or clear the snow from the entrance or parking lot or mow the lawn.

- **Heating.** If it is not electric, you almost always pay separately, and you will have to make your own arrangement to contract the service. Ask how much you pay monthly for heating before signing a contract, it can be very expensive and increase your housing expenses.
- **Visitation and Pets:** Ask about visitation rules and if pets are allowed. If you rent in a place shared with other people, you should ask them these same questions about how they manage to have a good coexistence.

More resources: [CMHC](#) provides a guide to renting in Canada where you can find other things to keep in mind when looking at the [place](#), signing the [contract](#) and [tips](#) if you have a large family.

6. Rights and Responsibilities as a Tenant

- **Rental Agreement:** It can be written, implied or oral. Make sure you read and understand the agreement before you sign it. Each province has its own laws and regulations, here is [a guide to know what this agreement should have](#) in NL and another of the [contract](#) for Canada in general. When you sign the contract, you must be given a copy of it within 10 days. If there was only an oral or implied agreement, they must give you a written notice of provision that clearly describes how you will be notified about the place you rent, and the requirements discussed and agreed upon. Even if there is no signed contract, at the time of paying the rent, the law supports both parties.
- **Renters insurance:** Many places require renters' insurance.
- **Structural Problems:** The owner must fix the structural problems. Contact the landlord before fixing any damage, no matter how small.
- **Trash and Recycling:** You must follow local regulations for sorting and collecting [trash and recycling](#).
- **Notice:** There are stipulated times to give [notice](#) by both the tenant and the landlord in case of termination of the agreement. You must clean everything before you leave.
- **Other information you need to know when renting:** [Here](#) you will find official information about the different types of agreements, the Tenancy

Act, deposit insurance and how to start a complaint or dispute.

Important:

The owner cannot show up or show the place without prior notice or without your consent or whenever he/she wishes. Unless there is an emergency (the house is burning, for example). All visits are notified no less than 24 hours in advance and are carried out with your consent.

Even if you owe the rent, the owner cannot keep your things. If you forget your things when you move in, the landlord must keep them and notify them, and you have 30 days to get them back. Nor can he cut off your electricity, gas/oil, or change the lock on your door and vice versa, you cannot do this either.

Your rights: The [Public Legal Information Association of Newfoundland and Labrador \(PLIAN\)](#) translated some key rights and provided advice.

7. Support & Assistance

- **Residential Leases Board**
 - Phone: 709-729-2608
 - NL Toll Free: 1-877-829-2608
 - Email: landlordtenant@gov.nl.ca
- **Support Organizations:** There are organizations like [Association New Canadians \(ANC\)](#), [Public Legal Information Association of NL \(PLIAN\)](#) that help temporary or permanent immigrants find places to live.
- **Programs:** There are some [housing programs](#) you can apply to if you have difficulty paying your rent, but you must meet some minimum requirements and not have temporary residence. Get advice from the Association of New Canadians (ANC) because some aid could prevent you from getting your permanent residence.
- **Additional information**
 - [Rental Agreement Guide](#)
 - [NL Lease Information](#)
 - [Tips for Signing a Lease or Lease Agreement in Canada](#)
 - [Ever Green Recycling](#)
 - [Living in St. John's as a newcomer](#)
 - <https://ancnl.ca/>

8. Buying a Home

Get advice from immigration experts if you don't have permanent residency yet and

Note: This is an informational guide, please use official channels of the Government of Canada

are thinking of buying, as it can be a risky purchase without the proper immigration status.

- The ANC's [guide](#) to buying a house.
- CMHC's [recommendations](#) for buying a home in Canada and visit [Housing information for Newcomers to Canada](#)
- Buying a home step by step from the [Buying a home - Canadian government](#) and reading the [Housing programs and incentives](#) for homeowners.
- Get advice from real estate agents to better understand when it's best to buy, neighborhood prices, and areas that aren't yet fully developed (where homes can be cheap but not have a good resale price for multiple factors).
- Demand to see the updated inspection of the house or hire these services to make sure that the house is in good condition.

We hope this information is helpful in your process of Buying or renting a house in Newfoundland and Labrador!