



# Your Step-by-Step Guide to Settling in Ontario

By Charissa Realty



# Contents

<b>Introduction</b>	<b>0</b>
<b>Step-by-step Rental Prep</b>	<b>1</b>
<b>What Documents to Bring</b>	<b>2</b>
<b>Best Neighborhoods by</b>	<b>3</b>
<b>Budget</b>	
<b>Charissa Realty Mentorship</b>	<b>4</b>
<b>(CRIBS)</b>	
<b>Conclusion</b>	<b>5</b>

# Introduction

Moving to a new country is exciting, but settling in can feel overwhelming. Charissa Realty's "Welcome to Canada" Newcomer Bundle is designed to help newcomers arriving in Ontario confidently navigate their first months.

This all-in-one guide covers everything you need to prepare for your rental search, understand required documents, and avoid common newcomer mistakes. It also includes insights on Ontario neighborhoods by budget, lifestyle, transit access, schools, and nearby amenities, so you can choose where to live with confidence.

Beyond housing guidance, the bundle introduces you to CRIBS, Charissa Realty's mentorship program, which connects you with individuals who have already settled in Canada and can offer practical advice and support throughout your first year.

You'll also receive access to our Google reviews to see how we've supported other newcomers, plus a free relocation discussion session tailored to your unique situation.

Whether you're securing your first rental, understanding tenant rights, or simply seeking peace of mind, this bundle is your trusted companion for a smooth transition to Ontario.

Download the "Welcome to Canada" Newcomer Bundle today and start your Ontario journey with confidence.



## PART ONE

# Step-by-step Rental Prep

### **1. Set Your Budget**

Plan to spend 30–40% of your income on rent. Remember to factor in utilities, internet, and transportation.

### **2. Prepare Your Documents**

Landlords need proof of identity, income, and legal status. Having these ready speeds up your application. Newcomers without Canadian credit can use references or savings instead.

### **3. Choose the Right Area**

Consider your budget, commute, transit access, schools, and nearby amenities. Newcomer-friendly neighborhoods make settling in easier.

### **4. Understand the Lease**

- Most leases are 12 months
- First and last month's rent is required
- Ontario uses a standard lease agreement

### **5. Be Ready to Act**

Good rentals move quickly. Having documents ready improves your chances.

### **6. Know Your Rights**

You're entitled to a safe home, proper notice for rent increases, and privacy.

### **7. Get Support**

A realtor helps you avoid scams and navigate the process, at no cost to you.

## PART TWO

# What Documents to Bring

When applying for a rental in Ontario, having the right documents ready shows landlords you're organized and reliable. Key items include:

- **Proof of Identity:** Passport, government ID, or driver's license.
- **Proof of income:** Job offer, pay stubs, or bank statements to demonstrate you can afford rent.
- **References:** Letters from previous landlords, employers, or personal contacts.
- **Immigration documents:** Visa, study/work permit, or Permanent Resident card.

**Newcomer tip:** If you don't yet have Canadian credit, alternative proof like savings statements, a co-signer, or strong references can improve your chances.

Having all documents organized before viewings can speed up the process and increase your likelihood of approval. It also helps you feel confident and prepared as you start your rental search.



## PART THREE

# Best Neighborhoods by Budget

Finding the right neighborhood is key to a comfortable life in Ontario. Here's a simple guide based on common budget ranges:

### **Budget-Friendly (Up to \$1,800/month)**

- Scarborough – Affordable rentals, diverse communities, good transit options
- Etobicoke (west end) – More suburban feel, parks, and schools
- North York (some areas) – Mix of apartments and townhomes, convenient transit

### **Mid-Range (\$1,800–\$2,500/month)**

- Downtown Toronto (shared apartments) – Close to work, entertainment, and transit
- Mississauga – Family-friendly, lots of amenities, easy highway access
- Brampton – Growing community, newer housing, multicultural environment

### **Higher-End (\$2,500+/month)**

- Toronto Midtown & Downtown Core – Luxury apartments, vibrant lifestyle, close to work and attractions
- Oakville & Burlington – Suburban luxury, top schools, scenic neighborhoods
- Yorkville & The Beaches – Trendy areas, high-end amenities, close to cultural spots

### **Tips for newcomers:**

- Consider transit options, schools, and local amenities, not just rent.
- Visiting neighborhoods in person (or virtually) helps you get a feel for the community.
- A realtor can help match your budget with the best areas for your lifestyle.

## PART FOUR

# Charissa Realty Mentorship (CRIBS)

Adjusting to life in a new country can be challenging. That's why Charissa Realty created CRIB (Charissa Realty Immigrant Buddy System), a mentorship program connecting newcomers with experienced residents in Canada.

Through CRIBS, you'll be paired with a mentor who has already navigated life in Canada, giving practical guidance and support during your first year. Your mentor can help with:

- Understanding local neighborhoods and rental processes
- Navigating public services, transit, and daily life
- Answering questions about culture, schools, and community resources
- Providing guidance to make your transition smoother and less stressful

### **Why CRIBS matters:**

Having a mentor gives you confidence, helps you avoid common pitfalls, and allows you to start your Canadian journey with a trusted ally.

Interested in joining CRIBS? Send us a message today and get connected with your mentor!

PART FIVE

# Connect With Us

Have questions or want to get in touch with Charissa Realty?  
Reach out to us anytime;

**Phone:** 877-824-2747

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## Check Out Our Reviews:

See how we've helped other newcomers on [Google Reviews](#)