

Living at 359 & 363 Duckworth - Frequently Asked Questions

Established in 2011 and located on Duckworth Street, London Property Corp offers Georgian College students a one-of-a-kind community, steps from the heart of campus. Built exclusively for Georgian College students, this complex is home to around 140 students in two buildings designed to meet the specific needs of students.

Our property has been home to several thousand Georgian College students over the past 10 years. Our spacious and well-maintained apartments are the most popular choice for students seeking off-campus housing a short distance to campus and major amenities.

London Property Corp offers students the independent living of off-campus housing with the exciting student-only environment found on-campus. Our full-time management and maintenance staff ensure that our residents' stay is enjoyable, and any issues are promptly handled in a professional manner.

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Where is the property located?

The complex is located at 359 and 363 Duckworth Street, two blocks south of Georgian College campus, an amazing location within walking distance of all major amenities.

- 5 min walk to the heart of Georgian College campus
- 30 second walk to Duckworth Plaza
- 10 minute walk to North Barrie Crossing Shopping Centre
- 5 min uber/taxi to downtown nightlife

What size of apartments does London Property offer?

We offer rooms in spacious 4 & 5 bedroom apartments with two bathrooms.

How long are the leases and what dates do they begin/end?

We offer our residents a choice between a standard 12-month lease or a shorter 8-month lease. Leases typically begin at the start of each semester in January, May and September, with the majority of leases beginning September 1st.

What is the price of rent?

Standard single occupancy (one-person per bedroom)

12-month lease = \$775/month per bedroom

8-month lease = \$1150/month per bedroom

Double occupancy (two person per bedroom) ****Limited availability*

12-month lease = \$1200/month per bedroom

8-month lease = \$1750/month per bedroom

Are utilities included?

Yes! Utilities are all included in the monthly rental price (electricity, water, heat, hot water tank rental and Internet/Wifi). This saves our tenants hundreds of dollars' worth of costs many other landlords do not include in their monthly rental prices.

Do you offer cleaning services?

Yes! We offer our tenants free monthly cleaning services of all the common areas in the apartments. Each month our professional cleaners will come to your unit to clean the living room, kitchen and bathrooms. Please note that our cleaners won't be doing your dishes or laundry, but you won't have to worry about mopping the floors or cleaning up after roommates!

What appliances and furniture are included?

Our apartments come with a refrigerator, stove, dishwasher, washing machine and dryer (not coin operated). Every apartment also has its own furnace and hot water tank. Each apartment is setup for completely independent operation, meaning you do not have to worry about your landlord dictating temperature, your neighbours leaving you with cold showers in the morning or waiting to use shared laundry machines like you'll find in other student rentals.

Our apartments come with furnished common areas. The living room furniture includes 2 couches, a coffee table and a dining table and chairs. The bedrooms do not come furnished and will be the responsibility of the tenant to furnish as they see fit.

****If you are interested in having your bedroom furnished, please contact us regarding availability and pricing.*

Is parking included?

No, parking is not included in the rent. Parking spots are available for \$50 per month on a first-come, first-serve basis.

Who is responsible for repairs and maintenance?

Should your apartment require any repairs, you can simply submit a maintenance ticket online through your [Yuhu](#) account. London Property has a full-time maintenance and management staff, based locally, who will ensure any repairs or maintenance issues are dealt with in a timely and professional manner.

As a professional student landlord, we ensure that regular maintenance is performed on an ongoing basis to ensure the property is kept in compliance with all applicable standards and statutes (ie. routine fire equipment inspections).

Who is responsible for lawn care, snow removal and property maintenance?

LPC employs local professionals to ensure the property is maintained year-round. This means our tenants never need to spend their time shoveling their way out in the winter or having to cut the grass in the spring, summer and fall. We also have janitorial services that ensure the common hallways and stairwells are kept clean.

Are the apartments pet friendly?

Depends. Some units are pet friendly, but it all depends on roommates (potential allergies) and the pet. We do not allow aggressive animals or dog breeds. Typical pet ownership rules apply; including cleaning up after your animal, ensuring it does not disturb other residents, etc. Keep in mind you are responsible for any damages and/or extra cleaning costs that are caused by your pet. Should your pet interfere with other tenants' reasonable enjoyment, we may ask you to remove the animal(s) or face potential eviction.

****We strongly advise you consider the potential costs/risks of pet ownership. It is not uncommon for pet owners to face substantial costs due to damages and cleaning upon vacating their rental unit. They are also a common cause of friction between roommates. Puppies and kitties are cute, but can often be destructive! We highly recommend you reconsider bringing a pet into a shared living space.*

What security is offered?

We take our tenants' safety and security very seriously. Our buildings are under 24/7 video surveillance with digital backup. We also have on-site security Thursday, Friday and Saturday nights as well as patrols during Thanksgiving weekend and other holidays when thieves tend to target student housing. This combination provides excellent security for our tenants and their belongings.

What is the deadline to secure a room?

This date can vary year-to-year as *all leases are done on a first-come first-serve basis*. We begin leasing in May for the following school year.

We are a group of friends; can we sign a lease together?

Yes, if you have a group of friends that you would like to live with in the same apartment, please let us know so we can ensure that you are placed together!!

How do you place individuals in units?

We do our best to match tenants up with similar interests and habits. This only works if our tenants are honest and upfront when completing the questionnaire. If you are a night owl and or an early riser, please let us know so we can place you in a unit with other students with the same preferences.

What is required to secure a unit?

We require a signed lease, a last month deposit, and a guarantor. All of this is done online through an online service, [Yuhu](#), that provides a secure way for prospective tenants to apply and sign their leases from anywhere with an Internet connection. A simple application is required and upon approval, you will be able to sign your lease. We do not require credit checks, or references for our leases.

The lease will always be accessible through your Yuhu resident portal - meaning you never have to worry about losing your lease... It also saves thousands of pages of paper from landfills every year!

How do I pay my deposit and monthly rent?

We collect banking information in order to setup pre-authorized payments. This works the same way as post-dated cheques, but helps reduce paper! It is also easy to update should your account info change during the lease.