

Sublet Tips



sub-let [v. suhb-let; verb, -let, -let-ting]

1. to sublease
2. to let under a subcontract: to sublet an apartment.

What is Subletting?

The leasing of part or all of the property held by a tenant, as opposed to a landlord, during a portion of their rental term and prior to the lease end date. The original tenant remains responsible under the original lease with the landlord.

A sublet is different from an [assignment](#). An assignment is where a tenant has another person take over their rights under the lease. The assignee takes the place of the tenant and must deal with the landlord provided the landlord approves the assignment. The original tenant is no longer responsible to the landlord and consents to the termination of the lease.

Keep in mind the following tips/rules for subletting:

- You become the landlord to the subletor
 - the subletor pays you directly and you continue to pay the landlord your monthly rent regardless of what your subletor pays you
- Get a deposit from your subletor (last month's rent)
 - also ask for post-dated cheques as a convenience
- Subletors like things to be easy so including furniture, Internet, cable, etc., makes your sublet more attractive
- No matter what term you are trying to sublet, it's a good idea to do some research first and check out what kind of prices are being advertised before setting your own
 - keep in mind Fall and Winter term subletors might pay full rent, while Spring term subletors have more options and typically pay much less rent
- You arrange giving your keys to your tenant - and making sure that they all get returned so that you are not responsible for paying for missing keys
- In accordance to your lease, **the subletor must be a student**. Keep in mind anybody else may become troublesome with student roommates
- Once you find someone to sublet, **you MUST notify Domus**
 - Feel free to use the [Sublet Agreement](#) and send us a copy so that we have their name and contact info on file - thank you
 - it is important we have their information in case of an emergency
 - this will also ensure they receive notices and/or communication sent by Domus

WEBSITES

Below are some great websites to use for advertising:

- [Findit Off Campus](#)
- [Kijiji](#)
- [Locata](#)
- [Places4students](#)
- [UW's Off-Campus Housing Sublet Board](#) (must be UW student to login)
- [Sublet.com](#)
- [RentBoard](#)

**You Can Find a Subletter!
It just takes some effort!**