



Understanding Rental Advertising Lingo

“For Rent” Advertising Language

Rental advertising often includes abbreviations and standardized terms. The information below is designed to help you make sense of the terms you might come across.

A/C – Air conditioning, probably central air, meaning it comes through the heat vents; otherwise, it could mean air conditioning units that fit in the windows.

Apartment – A self-contained unit with its own private entrance in either a house, a low-rise or a high-rise building.

Appl – Appliances. All apartments must have a refrigerator–fridge–and stove. Some also have a dishwasher, clothes washer and clothes dryer.

Bachelor – A type of apartment consisting of one room serving as bedroom and living room, with a separate bathroom.

Bachelorette – A very small bachelor apartment.

Basement – An apartment in the basement of a house. Because it is below ground, it doesn't usually have as much light as a first-floor apartment, but is cheaper. It is usually cooler in summer. Beware of damp or moldy basements, especially if you have asthma or other breathing problems.

BR or bdrm – A bedroom, or an enclosed room for sleeping. The number of bedrooms helps determine the rent charged. In Ontario a two-bedroom apartment with a bathroom is a “2BR” or “2 bdrm.”

Cable – Refers to cable TV, a television service by wire instead of antenna. Cable TV offers more channels than TV received by antenna. Cable reception is better. Some apartments offer “free” cable. That means the rent includes the monthly cable fee.

Family room – A separate room from the living room, and usually used for casual entertaining. Larger homes have family rooms; a family room can be used as an additional bedroom.

Flat – In most parts of Canada, a flat is an apartment in a house. You share the front entrance with other tenants. You can lock the door to your flat.





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Furn – A furnished apartment. It should include: bed(s), table(s), chairs, lamps, curtains, fridge, stove, and basic kitchen utensils. Furnished apartments may be more expensive than unfurnished apartments. Ask the landlord to clean the furniture and carpets before you move in.

Hrdwd – Hardwood floors. They are better for people with allergies.

Junior one bedroom – Larger than a bachelor but smaller than a regular one-bedroom apartment. The bedroom is separate from the cooking and living areas.

NS or non-smkr – Some landlords will not rent to people who smoke, especially in shared apartments.

Sq. ft.– Square feet. A 400 sq. ft. apartment is small; 2,000 sq. ft. is very large. One square metre is equal to between nine and 10 sq. ft. To convert sq. ft. to square metres, multiply by 0.09. For instance, a 2,000 sq. ft. apartment is $2,000 \times 0.09 = 180$ square metres.

Studio – Same as bachelor.

U/G – Underground parking.

Util – Utilities. These include electricity for lights, stoves, microwaves; gas, oil or electricity (hydro) for heat; cable TV; telephone and water. You pay for utilities yourself, or through your rent.

- Most high-rise apartments include electricity, water and heat in the rent. You pay extra for phone and cable TV.
- In a house converted to two or three apartments utilities are often in addition to rent.
- If the ad gives the rent followed by a plus sign (\$695+), it means you pay utilities. Ask what utilities are included in the rent and what you must pay for.

1 prkg – One parking spot with the apartment (2 prkg would mean two spots, and so on.) High-rise apartments often have underground parking. Each apartment has an assigned parking space. The rent may or may not include the cost of the parking space.

w/o – A walk-out door to a deck or balcony, usually off the kitchen.



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“For Rent” advertisement examples

What the ad says:
2 BR furn w/o, 5 appl,
util incl.

What the ad means: Two-bedroom furnished apartment with a walk-out glass door from the kitchen to a deck; five appliances; utilities are included in the rent.

What the ad says:
Lge. 2 bdrm. bsmt.,
sep entrance, Indry,
prkg, transit, \$1200+,

What the ad means: Large two-bedroom apartment in a basement with a separate entrance, laundry facilities, parking and close to transit. Rent is \$1,200 a month and you pay extra for utilities. The owner wants no dogs.