

GEC PEARSON

7657 Cambie St, Vancouver, BC V6P 3H8

Monthly Rent	No. of Units	No. of Beds
\$950	128	up to 330



The largest off-campus student residence in Vancouver.

GEC Pearson, home to over 2,000 students annually, stands as one of the city's largest and most vibrant student communities. It's the preferred option for students who want to build their networking outside of their school.

GEC Pearson is also one of GEC's most equipped residences, with an **on-site gym, social lounge, caretaker, and maintenance staff.** Along with daily amenities reachable within a 10-minute walk, GEC Pearson provides unbeatable convenience for students, offering most essentials under one roof.



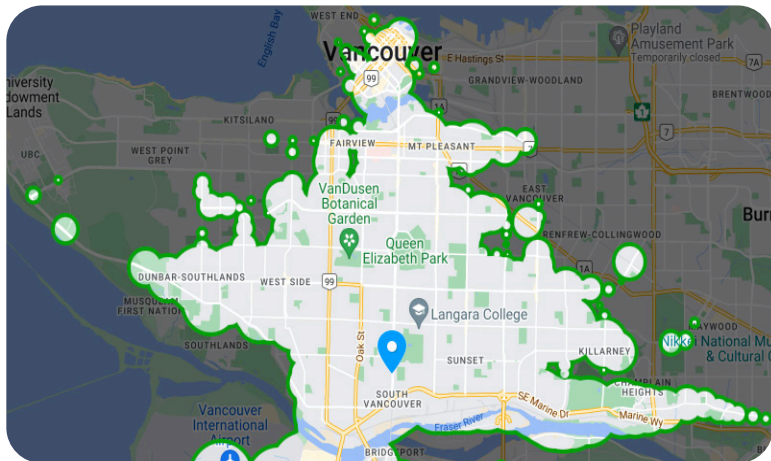
Standard Amenities at All GEC Residences

- Fully furnished apartments
- Fully serviced property
- On-site staff
- Secured fob access
- In-suite laundry
- High-speed internet
- 24/7 on-call emergency assistance
- 24/7 centralized security

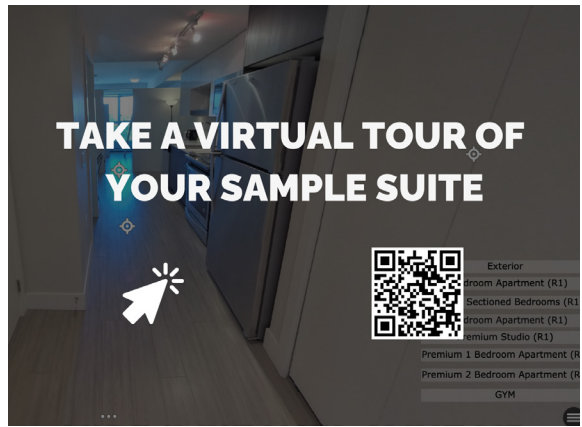
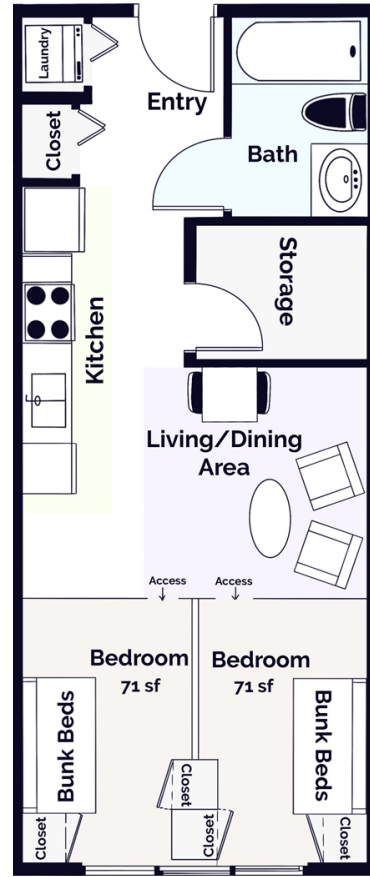
Additional Amenities at GEC Pearson

- On-site gym
- Social lounge
- Pet friendly unit option
- Housekeeping

The Reachable Area within 30 mins by Transit



UCW GEC UNITS



Disclaimer: The images shown are for reference only.

The UCW GEC units are studios measuring approximately 550 sq ft, featuring two sectioned bedrooms of around 71 sq ft each, partitioned from the living room. Each sectioned bedroom can accommodate up to two students and is equipped with two closets.

This budget-friendly suite offers everything you need under one roof, along with access to the residence's social lounge for entertainment, an on-site gym and more.

Services Included in the Rent

- Utilities bill
- Wi-Fi
- Housekeeping
- Maintenance
- On-site staff
- Access to building amenities
- 24/7 on-call emergency assistance
- 24/7 centralized security

Additional Services Available at a Cost

- Secured underground storage
- Secured underground parking
- Change of bed type

Standard Features in All Room Type

- Twin size bed with beddings
- Storage space

**Some rooms or apartments do not have windows that can be opened.*

Standard Features in All Apartments

- Stove
- Oven
- Dishwasher
- Microwave
- Fridge
- Cookware
- Cooking utensils
- Dining table with chairs
- Sofa
- In-suite laundry
- Bathtub
- Washroom

VANCOUVER'S LARGEST OFF-CAMPUS STUDENT RESIDENCE PROVIDER

Pricing Sheet - March 2024

GEC[®]

ABOUT GEC

GEC (Global Education City, or GEC Living) is the largest off-campus student accommodation provider in Vancouver, Canada. Our vision is to be the preferred accommodation choice for students studying in Vancouver by providing a comfortable and safe living environment.

Why GEC

Vancouver is one of the most expensive cities in Canada in terms of the cost of living, attributed to its beautiful environment and popularity among international students worldwide. Students and schools often encounter challenges in finding safe, comfortable, and affordable housing that meets their needs.

How GEC Got Started

In 2015, GEC's parent company, Global Education Communities Corp. addressed the student housing shortage problem by acquiring Viva Tower, a luxury serviced residence in Downtown Vancouver. The tower was transformed into GEC Viva, the first off-campus student residence in Vancouver, offering turnkey student accommodation services. These services include fully furnished suites, on-site management, security systems, and housekeeping services, all at an affordable cost. GEC Viva quickly became home to more than 1,000 students worldwide in its first year of operation.

GEC Today

Since 2015, GEC has expanded its portfolio and established partnerships with nearly 100 schools throughout Vancouver, providing them with student accommodation services. GEC currently operates six locations and eight fully operational residence buildings, with seven additional buildings currently under development.

With operating assets and a development budget exceeding C\$1.3 billion, GEC is home to more than 5,000 students from 71 countries annually, making it Vancouver's largest off-campus student accommodation provider.

Since 2015, we have welcomed



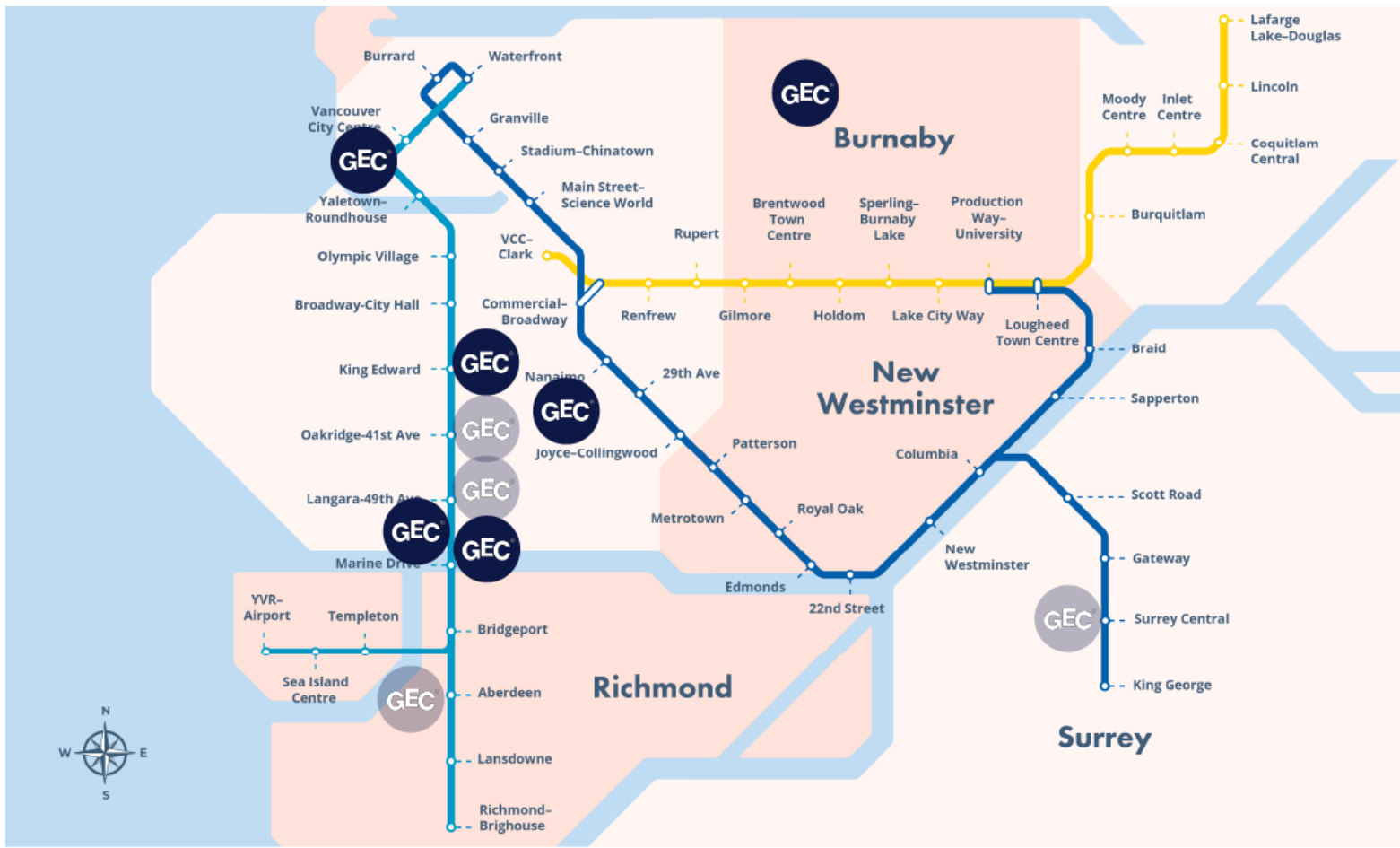
Over
10,000
students



Across
90
schools



From
71
countries



GEC Current GEC Student Residences

GEC Future GEC Student Residences



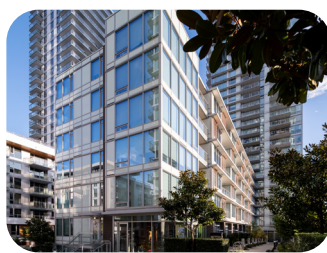
GEC Kingsway

Launching in Summer 2024
Up to 284 students



GEC King Edward

Operating since Summer 2023
Up to 220 students



GEC Marine Gateway

Operating since Fall 2020
Up to 200 students



GEC Pearson

Operating since Fall 2017
Up to 330 students



GEC Burnaby Heights

Operating since Fall 2016
Up to 80 students



GEC Viva

Operating since Fall 2015
Up to 220 students



GEC PRICING TERMS and CONDITIONS

1. Rates are effective for bookings made after March 19, 2024.
2. All prices are listed in Canadian Dollars and are subject to change without notice.
3. Minimum lease term is 5 weeks.
4. GEC's definition of a month is 30 nights.
5. Weekly rates (standard rate) are calculated from the day of the check-in.
6. For monthly rate (incentive rates), a full month rent will be charged for the last month regardless of check-out date of that month.
7. Rates do not include the Security Deposit, Amenities Fee, or any other applicable fees. The fees for all GEC residences are as follows:

Required Fees	
Security Deposit	- Half month rent for Incentive Rates - 2 weeks rent for Standard Rate
Amenities Fee	\$200 plus 5% GST
Amenities Fee (GEC King Edward)	\$350 plus 5% GST
Optional Service Fees	
Reservation Change Fee (one-time)	\$100 plus 5% GST
Request Fee (monthly)	\$50 plus 5% GST

8. The cancellation policy for all GEC residences as follows:

Cancellation Before Check-In	
Notice given more than 60 days before Commencement Date	Amenities fee will not be refunded. Deposit and any rent paid will be refunded. Cancellation will be processed with no charge.
Notice given less than 60 days before Commencement Date	Deposit and amenities fee will not be refunded. Any rent paid will be refunded.
Cancellation After Check-In	
<ul style="list-style-type: none"> • A written notice is required. • Subject to a cancellation fee of \$500.00 (a cancellation fee is a charge that is applied when a student decides to cancel their leasing contract before the agreed-upon end date). • Rent will be required until the last day of the second month after the notice effective start date (the "Notice Period") or the originally agreed end of their lease, whichever is sooner. • If the tenant cancels before the end of the lease, any discount to the Standard Rate (Standard Rate less applicable Incentive Rate) as noted within the lease for the period will become payable for the entire length of stay, including the Notice Period. • Security deposit will be refunded after offsetting any amounts payable as a result of the above. 	

FAQs

1. How does GEC set its rates?
 - GEC determines its rental rates by regularly comparing them to comparable local rental listings, with a focus on student rentals in mind.
2. What's the minimum age requirement to live in GEC?
 - The minimum age is 19. Students aged 17 to 19 can live in Private Apartments with a waiver signed by a parent/guardian.
3. Can I share room/unit with my friends, partners, family?
 - Yes, you can live with your friends, partners or family at GEC.
 - You are required to live in a private apartment if your friends, partners or family are non-student.
4. Can I choose who I live with at GEC?
 - You can if you are booking with your friends, partners or family.
 - We will match you based on your preferences for your roommate, you can let us know your preferences by submitting a roommate matching application form.
5. How early should I make a reservation for my stay?
 - Students are strongly recommended to secure their places 4 months before your arrival dates. We are usually fully book for Fall semester in June, and Winter semester in Aug.
6. Does GEC provide meal options?
 - Unfortunately, we don't provide meal option at this time. Meal prep services are really popular among students in Vancouver, you can find at HelloFresh.
7. Do GEC units mix genders?
 - All shared units directly managed by GEC are single gender only.

LEARN MORE



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