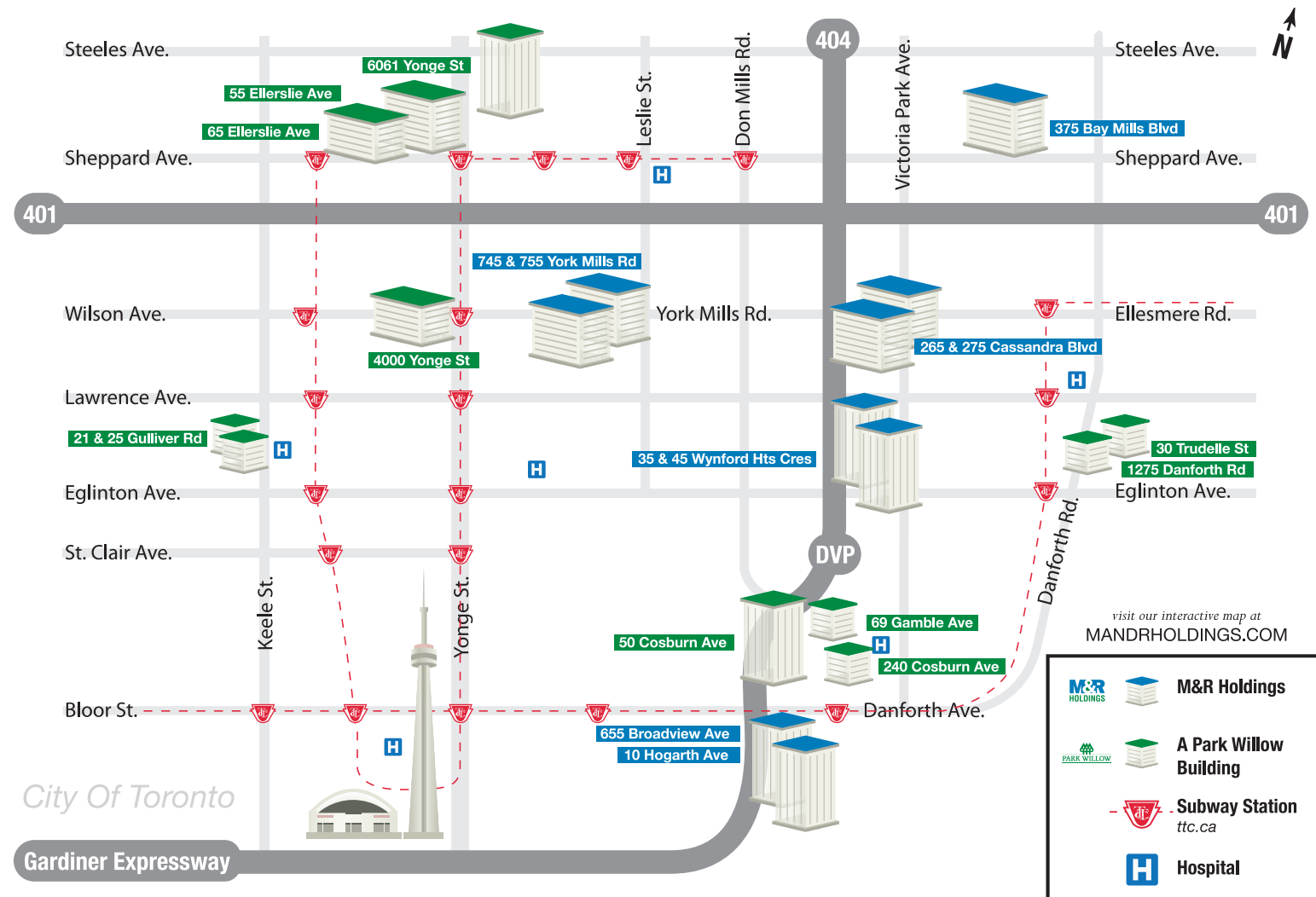


## Residential Properties Managed by M&R Property Management



### CONTACT INFORMATION

745 York Mills Road	<b>416.444.1852</b>	375 Bay Mills Blvd	<b>416.298.8922</b>	50 Cosburn Ave	<b>416.423.6697</b>
755 York Mills Road	<b>416.444.8515</b>	35 Wynford Hts Cres	<b>416.449.2420</b>	240 Cosburn Ave	<b>416.818.2555</b>
55 & 65 Ellerslie Ave	<b>416.225.1111</b>	45 Wynford Hts Cres	<b>416.445.0323</b>	21 & 25 Gulliver Rd	<b>647.291.2515</b>
4000 Yonge St	<b>416.481.4000</b>	69 Gamble Ave	<b>416.429.3178</b>	6061 Yonge St	<b>416.221.0929</b>
265 Cassandra Blvd	<b>416.445.7704</b>	30 Trudelle St	<b>416.267.7804</b>	10 Hogarth Ave	<b>416.466.1979</b>
275 Cassandra Blvd	<b>416.445.5637</b>	1275 Danforth Rd	<b>416.267.7804</b>	655 Broadview Ave	<b>416.465.4140</b>

## IMPORTANT RESIDENT REMINDERS



Here are some important reminders - please take the time to read through them and contact us with any questions you may have.

- ☒ Please do not throw cigarette butts off balconies as this creates an extreme fire hazard. In addition, carelessly discarded cigarette butts have caused burns in our vinyl canopies and dangerous dumpster fires.
- ☒ Please do not affix or drill anything into balcony surfaces and window frames (you will be responsible for damages).
- ☒ Please keep common areas of the building free of shoes, baby strollers, door mats and door ornaments. These items are classified as fire hazards by the Toronto Fire Department.
- ☒ Register your visitor's car with EZ PERMIT online at [www.ezpermit.ca](http://www.ezpermit.ca) or via telephone at 416-855-4772 or 416-231-9191. Please remember that residents are not permitted to park in Visitors parking; you will be ticketed.
- ☒ If the CO and/or smoke alarm in your suite is inoperable, you are required to immediately notify the Landlord.

## GIVE YOUR APARTMENT A FALL REFRESHER

After a long and eventful summer, chances are you gave your organizational side a rest. And who can blame you? Canadians only have two months a year to enjoy the sunshine and warm temperatures. Now that back-to-school and back-to-regular-schedules have arrived, it's time to give your apartment a refresh. We looked to the pros at Apartment Therapy for some advice on how NOT to de-clutter your apartment this fall:

- 1. Organize First; Buy Second.** Don't go out and buy a ton of storage pieces and supplies before you sort through your apartment. All of those pretty bins, boxes and baskets are very enticing, but they won't do you any good unless they fit the space (on the shelf, under the bed, in the closet), hold what you need them to hold, and function properly for your particular space. Instead, clean out first, assess what containers you really need, and then buy a few bins to start. You can always add later, but you don't want a bunch of empty containers cluttering up your home while you figure out where you might use them.
- 2. Don't Bite Off More Than You Can Chew.** Do not set aside an entire day to organize your whole apartment. Very few people have the energy and/or focus to spend eight hours organizing. You'll likely become frustrated and less efficient as the day progresses. It's much better to spend a few hours — two or three — on one project or space. This way you'll feel motivated to do more, not burned out by the process.
- 3. Complete Each Task — Completely.** Of course you will need to sort things into categories (toss, recycle, donate, give to friend, put in deep storage). But here's the crucial part: Once you have decided where something is going to go — take it there. Never keep bags for charity or boxes for friends in your home to deliver later. Do it now. Finish the process. Take the bags and boxes out to the trash or recycling immediately. If you're donating something or giving something to a friend or family member, put the items in your car or make arrangements for dropping them off. You've done so much work getting this stuff ready to take out, complete the deal!
- 4. Rome Wasn't Built in A Day.** Do not think that once you've organized your space, that you are done. You'll feel like a failure when you have to clean it up again in a month. Realize that while you have created a new, efficient, and logical system for processing and managing incoming and outgoing items, you are not done. There is no autopilot. You should expect regular upkeep, but just be glad that the new system is far more efficient than the old one.
- 5. Good Enough is Enough.** Very few people have closets and drawers that resemble those in catalogues. It looks great and works properly, but it is a space that is used by an actual human being, not one that has been carefully staged by a team of stylists and marketers for a non-existent resident. You will ultimately be disappointed if perfection is your goal. The goal is to set up a space that works well for your needs. That is success.

### ONLINE MAINTENANCE REQUEST PROMO

## GO PAPERLESS!

Did you know that our Tenant Services Portal is now available to accept maintenance requests? Go to [www.mandrholdings.com](http://www.mandrholdings.com) and click on the Tenant Services icon. Once there, fill-out the Maintenance Request Form online and click "Send". It's that easy!



# DON'T LET YOUR ACCOUNT FALL INTO ARREARS!

Remember to update your last month's rent deposit to keep your account in good standing – and ensure you have a zero balance when you move out. This is required in accordance with the Residential Tenancies Act (RTA) legislation (Section 106, Paragraph 3).

When you receive a rent increase notice, look for the green slip, which will be included and will provide you a quick and convenient way to update your last month's rent.

## SAMPLE

**LAST MONTH'S RENT DEPOSIT UPDATE REMINDER NOTICE**

Building:	Unit:	
Your rent deposit will require updating to your new rent as follows on November 1, 2016:		
New Rent:	\$ 1,578.25	
Current Deposit:	1,547.32	
Update due November 1, 2016:		\$ 30.93

**Please submit a cheque in the amount indicated above by the due date.  
We do not withdraw this amount from your pre-authorized payment plan.**

Thank you,  
M&R PROPERTY MANAGEMENT

The above is collected in accordance with Section 106, Paragraph (3) of the Residential Tenancies Act.

## TORONTO CALENDAR OF EVENTS

Check out some of the upcoming events in the GTA that will be fun for you and the family. All of these events come directly from the event directory at Toronto.com. Remember, dates and times are subject to change, so always confirm the event before heading out!

### HALLOWEEN HAUNT

**Dates:** October 10-31, 2016

**Location:** Canada's Wonderland

Halloween Haunt transmogrifies Canada's Wonderland into a horrifying nightmare of zombies, killer clowns and toys.

*festival.com)* Indulge your sweet tooth like a kid in a candy factory at the Toronto Chocolate Festival. Featuring chocolate in all its delicious forms, this festival highlights chocolate tastings, chocolate making exhibitions and chocolate eating contests.

The annual theatre festival is back with Shakespearean classics Macbeth, The Aeneid, A Chorus Line, and ten other plays.

### THE ROYAL AGRICULTURAL WINTER FAIR

**Dates:** November 4-15, 2016

**Location:** Exhibition Place

This year marks the 94th Royal Agricultural Winter Fair, the largest combined indoor agricultural fair and

international equestrian show in the world. Hundreds of Canadian and International breeders, growers and exhibitors are vie for championships.

### BOARD GAMES NIGHT

**Dates:** Ongoing until December 29, 2016

**Location:** Gibson House Museum

Enjoy an evening of technology-free fun with Board Games Night at Gibson House Museum.

### CHIHULY

**Dates:** Ongoing until January 2, 2017

**Location:** Royal Ontario Museum

Since the 1970s, American artist Dale Chihuly has revolutionized the art of sculpture through turning glass-works into large-scale installations. The Royal Ontario Museum is hosting a seven-month exhibition of Chihuly's work, featuring some of his most impressive pieces.

### TORONTO CHOCOLATE FESTIVAL

**Dates:** October 15 - November 6, 2016

**Location:** Various locations (see [www.torontochocolate](http://www.torontochocolate)

### STRATFORD FESTIVAL

**Dates:** Ongoing until October 30, 2016

**Location:** Various locations in Stratford

## WE WANT YOUR FEEDBACK!

We want to hear from you! Do you have a suggestion on how we can make our services or buildings even better?

### DROP US A LINE AT

[residentservices@mandrholdings.com](mailto:residentservices@mandrholdings.com)  
We'll share some of the best suggestions in upcoming newsletters and keep you updated on their progress as we work to implement them.

## CHECK THE EASEL!

Should an emergency – such as a power outage – happen at your property, we've equipped each and every M&R building with an easel to keep you up to date on timelines and what we're doing to fix the problem. In the event of an emergency, this easel will be placed in the ground floor lobby and will be updated regularly to ensure that you know exactly what's going on. As your superintendent will be preoccupied with contractors and/or government officials to remedy the situation, we ask that you please refer to these easels for ongoing status updates.

## TENANT REFERRAL PROGRAM

EARN \$300 BY REFERRING ANOTHER GREAT RESIDENT LIKE YOU!

Request a Tenant Referral Form from your building management representative today.

## PRE-AUTHORIZED PAYMENTS

Make paying your rent a breeze with our pre-authorized payment program. Say goodbye to cheques and monthly reminders by having your rent paid automatically out of your bank account. Contact your building manager for details and to sign up.

About  
**M&R**  
HOLDINGS

For over 50 years, M&R Holdings has been an integrated, family-owned building development and property management company. We believe that maintaining high standards is good business for us and for the people and businesses that call our buildings home. We are dedicated and committed to improving the quality of both our new and existing buildings.

Our buildings are not simply properties: they are our reputation and our future.

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