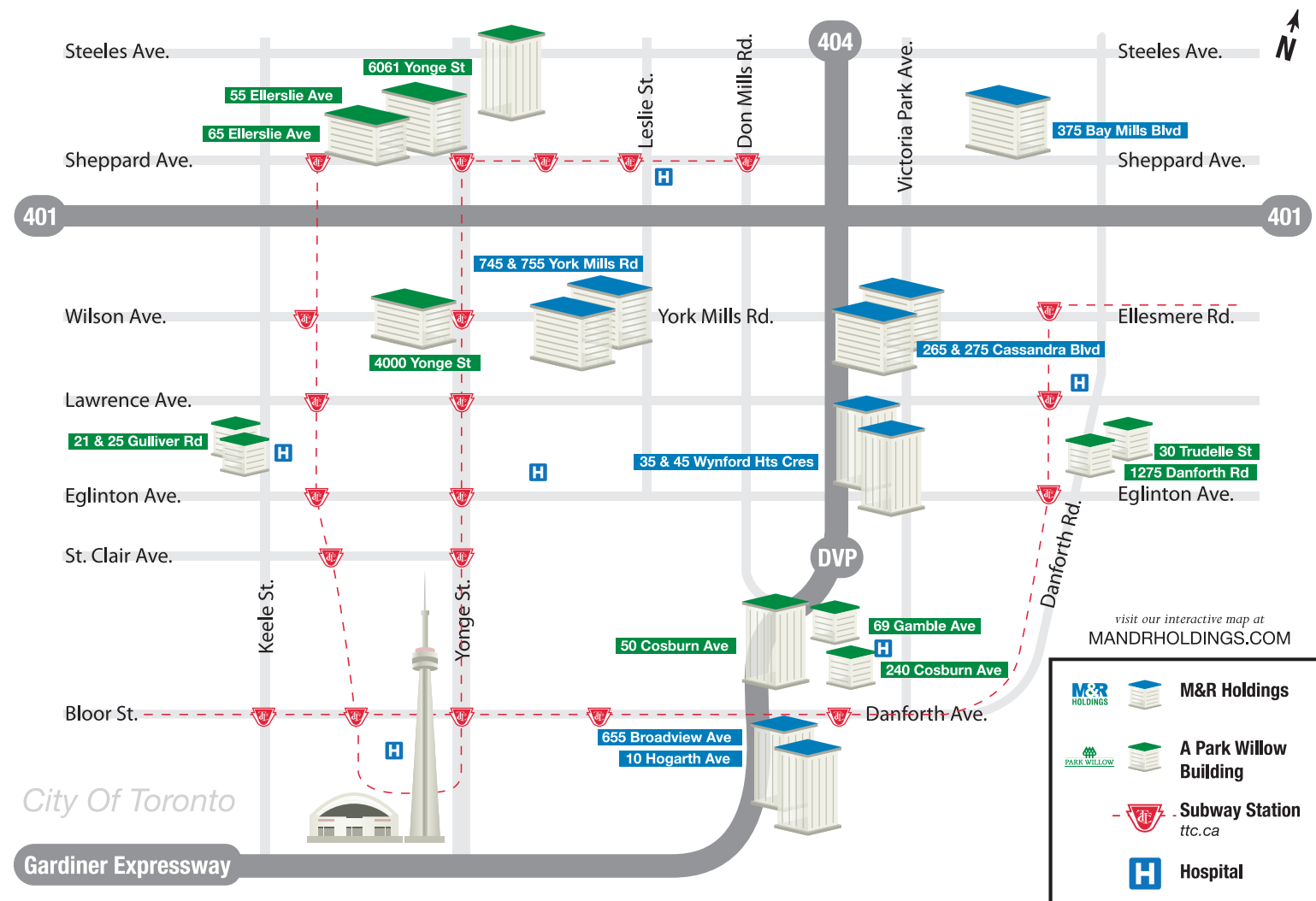


Residential Properties Managed by M&R Property Management



CONTACT INFORMATION

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

IMPORTANT RESIDENT REMINDERS

- ☑ 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.
- ☑ Please keep common areas of the building free of boots, doormats and door ornaments. These items are classified as fire hazards by the Toronto Fire Department
- ☑ Please be mindful of your fellow residents and not use excessively fragranced products in common areas.

IMPORTANT PARKING REMINDERS

- ☑ Residents who have a motorized vehicle of any kind (car, truck, motorcycle, scooter, moped, etc.) must register that vehicle with staff.
- ☑ If you have an unregistered vehicle or have gotten a new windshield on your registered vehicle, please contact your superintendent.
- ☑ All vehicles must have a valid license plate, as well as parking decals on the windshield. Any abandoned or non-plated vehicles will be removed from the property at the vehicle owner's expense.
- ☑ Register your visitor's car with EZ PERMIT online at www.ezpermit.ca or via telephone at 416-855-4772 or 416-231-9191. A reminder that residents are not permitted to park in Visitors parking; you could be ticketed and/or towed.

DECORATING SAFETY TIPS

SAFE & SOUND HOLIDAY DECOR

Are you getting ready to bring your holiday décor dreams to life? Here's how to keep it safe for you and your fellow residents while still staying in the fun and festive spirit!

1. Consider all possible hazards and eliminate or control them before they even arise. Think overloaded extension cords, tinsel that can be easily ingested by children or pets, and unattended candles.
2. Inspect all decorations and extension cords, especially if they have been sitting in storage for the past 12 months.
3. Check lighting for broken or cracked sockets, frayed or exposed wires, or loose connections. Replace as needed.
4. Test your smoke alarm. Contact your Superintendent if you require assistance.
5. Only use decorations that are safe for children and pets. Remember that holiday plants such as mistletoe, poinsettia and some ivy are poisonous.
6. A reminder that décor on the outside of your door - such as wreaths - are not allowed.
7. Eliminate tripping hazards by keeping halls and high-traffic areas free of clutter. Secure electrical cords and cables.
8. Avoid electrical hazards by using the right cords for the right purposes and never overload extension cords. Also, unplug your lights when you're not at home.
9. Keep décor away from heat sources and open flames. And watch those candles!
10. Do not use staples or nails to affix lighting inside or outside of your apartment. Do not use drills to add wreaths or other décor to your balcony or window frames.
11. When installing decorations, use a proper stepladder as opposed to unstable items such as chairs.



FOR THE TASTEBUDS EASY SHORTBREAD COOKIES

Ingredients:
1 cup unsalted butter
⅔ cup brown sugar
2 ½ cups flour

Using a speed or stand mixer, cream the butter, add sugar. Cream again. Add flour 1 cup at a time. Flatten half of the dough into a round baking pan, prick with fork to make outline of triangle slices. Bake for 20-25 minutes at 350°F. While the first cookie is cooling on a wire rack, cook the second cookie. Let cool and enjoy!

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 and click on the Tenant Services icon. Once there, fill-out the Maintenance Request Form online and click "Send". It's that easy!



WINTER POWER OUTAGE TIPS POWER OUTAGES: WHAT TO DO

WHAT ARE YOU SUPPOSED TO DO IN THE EVENT OF A POWER OUTAGE IN THE WINTER?

- Turn off all appliances and electronic equipment to prevent damage from a power surge when power is restored. Also, power can be restored more easily when there is not a heavy load on the electrical system.
- Turn off all lights except one so that you know when power has been restored.
- Don't open your freezer or fridge unless it is absolutely necessary. A full freezer will keep food frozen for 24 to 36 hours if the door remains closed.
- Never use charcoal or gas barbecues, camping heating equipment, or home generators indoors; they give off carbon monoxide. Because you can't smell or see it, carbon monoxide can cause health problems and is life-threatening.
- Use proper candleholders. Never leave lit candles unattended and keep out of reach of children. Always extinguish candles before going to bed.
- Listen to your battery-powered or crank radio for information on the outage and advice from authorities.
- Protect sensitive electrical appliances such as TVs, computer, and DVD players with a surge-protecting power bar.

HERE'S WHAT YOU SHOULD INCLUDE IN AN EMERGENCY KIT IN THE EVENT OF A PROLONGED POWER OUTAGE:

- Water – at least two litres of water per person per day. Include small bottles that can be carried easily in case of an evacuation order
- Food that won't spoil, such as canned food, energy bars and dried foods (remember to replace the food and water once a year)
- Manual can opener
- Wind-up or battery-powered flashlight (and extra batteries)
- Wind-up or battery-powered radio (and extra batteries)
- First aid kit
- Special items such as prescription medications, infant formula and equipment for people with disabilities
- Extra keys to your car and apartment
- Cash in smaller bills, such as \$10 bills (travellers cheques are also useful)
- A copy of your emergency plan and contact information

A WORD FROM OUR EXPERTS OUTSMART WINDOW HUMIDITY

CHALLENGE:

Ever find that there's a condensation build-up on the inside of your home's windows during the heating season? When warm, moist indoor air meets the cold surface of your windows, condensation – also described as humid, wet or sweaty windows – appears.

SOLUTION:

Our Property Managers have come up with a top-five list of solutions to keep humidity build-up at bay:

1. Keep kitchen and bathroom vents uncovered and clear of dust and debris
2. Don't put plants on window ledges behind curtains
3. Run your bathroom fan during every shower or bath and for at least 15 minutes after
4. Run your kitchen fan while cooking and for at least 15 minutes after
5. Open windows periodically

MEET YOUR PROPERTY MANAGERS

Put a face to the name! Our Property Managers are tops in their field. They work round-the-clock to ensure your comfort, safety and satisfaction – and are always happy to speak with you.

Got questions about your property? Never hesitate to ask.

Here's a list of our Property Management Team, their buildings and contact information.



Rafael Tablada
(416) 342-5459
375 Bay Mills Blvd.
265 & 275
Cassandra Blvd.
35 & 45 Wynford
Hts. Cres.

MAC Award Finalist 2014



Jody Baker
(416) 342-5460
745 York Mills Rd.
755 York Mills Rd.
655 Broadview Ave.
& 10 Hogarth Ave.



Josée Di Corpo
(416) 342-5462
50 Cosburn Ave.
69 Gamble Ave. &
240 Cosburn Ave.
21 & 25 Gulliver Rd.
30 Trudelle St. &
1275 Danforth Rd.
MAC Award
Finalist 2015



Cathie Wilson
(416) 342-5461
4000 Yonge St.
6061 Yonge St.
55 & 65 Eglerslie Ave.



Congratulations to the
winner of the 2016 Property
Manager of the Year Award,
Cathie Wilson!

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!

Toronto Christmas Market

November 20 -
December 20
Location: Distillery
District

The annual Toronto Christmas Market takes over the Distillery District with local vendors and craftsmen, family friendly entertainment, shopping and more, inspired by European style Christmas Markets. Throughout the Market there is a stage with musical performers, carolers, a Ferris Wheel,

beer gardens and of course, Santa and his reindeer.

The Nutcracker

December 10 - 31
Location: Four Seasons Centre for the Performing Arts
The National Ballet of Canada presents its annual Christmas show, The Nutcracker. This ballet is one of the most recognizable in the world, and premiered at the National Ballet of Canada in 1995.

New Year's Eve at Nathan Phillips Square

December 31
Location: Nathan Phillips Square
The City of Toronto is proud to again produce this year's free New Year's Eve celebrations at Nathan Phillips Square, the largest outdoor skating and dance party in Toronto. Deputy Mayor Denzil Minnan-Wong will count down the New Year, launching a midnight fireworks

display choreographed to music.

Old Town Food Tour

Dates ongoing
Location: St. Lawrence Market
The Culinary Adventure Company presents its food tour of the historic St. Lawrence Market and the Old Town.

Winterlicious

January 30 -
February 12
Location: Various
locations throughout Toronto

Winterlicious is back for 2016 with more prix-fixe meals from top Toronto restaurants. The annual foodie fest, presented by the city of Toronto, has over 200 different menus creating special menus. Each menu includes starters, entrées and desserts, featuring each restaurant's specialties. This fine-dining experience costs around \$18 to \$28 for lunch, or \$25 to \$45 for dinner per person, plus taxes and gratuity.

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
We'll share some of the best suggestions in upcoming newsletters.

CHECK THE EASEL!

Should an emergency – such as a power outage or water shut-off – 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.



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.