
The Matt Mysak Report



SPRING 2006

Page 1

Smoke Detectors

Starting March 1, 2006, all residential property owners are required by law to have a working smoke detector on every floor of the residence including the basement.

The fines for non-compliance will be \$25,000 for each apartment with tenants.

Many insurance companies will be adding a compliance warranty to their policies. This will mean that if you are not compliant with the smoke detector requirement, then your insurance will be null and void!

Make sure you address this issue!

Energy efficient!

Compact Florescent Light-bulbs (CFL's) can be applied nearly anywhere that incandescent bulbs are used. Choosing the right bulbs to replace can maximize your savings.

First choose those that are left on for extended periods of time, such as common areas, kitchen or garage bulbs. The wattage and number of hours the bulbs are left on will determine your savings. There are limitations to CFLs. Their efficiency is reduced when the bulbs are frequently turned on and off. They may not be

compatible with dimmer switches, and they should be shaded if used outdoors.

That said, CFLs are more efficient and less expensive than traditional bulbs. They are initially more expensive, but use 75% less electricity and last about 10 times longer.

Replacing traditional bulbs with CFLs on table and floor lamps can save up to \$33 per bulb per year on living rooms, family rooms and bedrooms. A bathroom with CFLs over bathroom mirrors and on ceilings can save up to \$7 per bulb per year! Consider CFLs!

FOR SALE



WEST TORONTO, 11 units in great condition. Only \$899,900.

FOR SALE



TORONTO 24 unit on subway 9.6% CAP Seller must sell. \$1,990,000.

FOR SALE



EAST TORONTO, 62 units. Same owner for 40 yrs.\$4,250,000.

**CALL NOW FOR A FREE,
NO OBLIGATION MARKET
EVALUATION**

Matt Mysak
Office: 416-767-5500 ext. 22
Fax: 416-760-7878 Email: matt@mysakrealty.com
Website: www.MysakRealty.com

Industry Professionals

Real Estate Lawyer

Bill Zyla, B.A., L.L.B.
Mitchell, Bardyn & Zalucky
416-234-9111 ext. 227

Complete Professional Electrical Services

**A.M.H. Electrical
Contracting**
Alan Hussey
416-826-3380

Accountant

Sandy M. Feld, B.Comm.
3089 Bathurst St. Suite 319
Toronto, ON M6A 2A4
416-789-4846