

# The Matt Mysak Report



SPRING 2009

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## 1.8% Rent Increase for 2009...

This is the maximum a landlord can increase the rent of an existing tenant without seeking the approval of the Landlord and Tenant Board. However, there is an exemption under the Residential Tenancies Act (RTA) that states the provincial guidelines don't apply to new rental units occupied after Nov. 1, 1991. The 2009 guideline is based on the Ontario Consumer Price Index for all goods and services. If a landlord's costs for the municipal taxes or utilities have increased by more than the guideline + 50%, they may apply to the Board for an increase above the guideline.

They may also apply for an increase above the guideline for operating costs related to security services and for eligible capital expenditures. Complete details can be found at the website of the Landlord and Tenant Board. ([www.ltb.gov.on.ca](http://www.ltb.gov.on.ca)).

## Don't forget the batteries...

The Fire Code, under Subsection 6.3.3., requires that smoke alarms in all places of residence be maintained in good operating condition and that the "owner", namely the landlord in rental residential units (Section 1.1), is responsible for carrying out the provisions of the Code. Failure to maintain smoke alarms in operating

condition is a Fire Code violation subject to a fine, imprisonment, or to both. Do it today!

**The Joy of Advertising** – what we mean when we say...

*Efficient kitchen* - too small to fit two people.

*Conveniently located* – noisy

*Close to shopping* - there's a 7/11 on the corner.

*Must see inside* - the outside is ugly

*Gourmet kitchen* - has both a sink and oven.

*Extra security* - front door has a lock and key.

**"Imagination is everything. It is the preview of life's coming attractions."**  
-Albert Einstein

## FOR SALE



KITCHENER, 36 units in 2 buildings, good potential. Asking \$1,980,000

## FOR SALE



HAMILTON, 9.3% Cap, 22 units, Tenants pay own hydro \$849,000.

## FOR SALE



STONEY CREEK, 12 units, new furnace, good tenants. \$639,000

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

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