

# The Mysak Report

SPRING 2006

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## 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**

**Joe Mysak**  
Office: 416-767-5500 ext. 22  
Fax: 416-760-7878 Email: [joe@mysakrealty.com](mailto:joe@mysakrealty.com)  
Website: [www.MysakRealty.com](http://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

FOOD FOR THOUGHT from the "silver fox", Carlos Fernandez

*The function of leadership is to produce more leaders, not more followers.* (Ralph Nader)

*No one can make you feel inferior without your consent.* (Eleanor Roosevelt)

*A big shot is a little shot that kept shooting!!* (Unknown.)

*He who knows all the answers has not yet been asked all the questions.* (Unknown)

**Matt Mysak, Broker since 1976**

- Fellow of the Real Estate Institute of Canada, Director of the Toronto Real Estate Board, Certified member of Industrial, Commercial & Investment Council, member of Multiple Dwelling Standards Assoc.

**Eugene Masney, Broker since 1976**

- Served on many TREB committees, expert contract negotiator in investment and commercial real estate.

**Elizabeth Kaupe, Sales Representative since 1985**

**Margaret Jedlewska, Sales Representative since 1987**

**Joe Mysak, Sales Representative since 2004**



**FOR SALE**

TORONTO Danforth 17 units in excellent location. Ask \$1,599,000.



**FOR SALE**

TORONTO central. Store plus 2 apartments. Only \$429,000.



**FOR SALE**

ETOBICOKE 2 houses separate titles, close to lake 50'x123' \$599,000



**FOR SALE**

WHITBY central 51 units. Low vacancy. Possible VTB \$3,990,000.

**SOLD\* in WINTER 2005**

2194 Bloor St. W.	Toronto	2 stores +2 units	\$ 2,050,000
90 Trethewey Dr.	York	6 units	599,897
2420 Keele St.	North York	11 units	875,000
9 Queen St.	Barrie	21 units	1,370,000
10 Kinsdale Blvd.	Etobicoke	23 units	1,750,000
66 Fifteenth St.	Etobicoke	23 units	1,375,000
12 Lansdowne Ave.	Toronto	22 units	1,275,000
1625-41 Kingston Rd.	Scarborough	32 units	2,180,000
1785 Bloor St. E.	Mississauga	76 units	6,450,000

\* Source of info RealTrack Inc.

**Our Mission Statement**

We are a powerfully united team, passionately committed to helping our clients achieve their real estate goals through our proven non-traditional methods specializing in investment buildings.

Mysak Realty Inc., Brokerage  
 2358A Bloor St. West  
 Toronto, ON M6S 1P3  
 416-767-5500  
[www.MysakRealty.com](http://www.MysakRealty.com)