

The Mysak Report

SUMMER 2009

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APARTMENT INSPECTIONS

On December 1, 2008, the Building Audit Team hit the city streets to increase enforcement at apartment buildings that are in need of repair. This team makes sure that apartment buildings are properly maintained and that Toronto's housing stock remains safe and livable for residents in the long term. The program is designed to inspect all apartment buildings over a period of time.

The enforcement team consists of 15 members. They will audit 176 buildings in the first year. In each ward, two buildings will be chosen in consultation with the local

Councilor and another two people based on staff knowledge and experience. Privately and publicly-owned buildings are included in the audits.

The building audits focus primarily on common areas such as: parking garages, balconies, exterior grounds, electrical, hot water and heating systems. Random samples of units within the building are inspected, with the occupant's permission.

Residents will be advised before the team arrives at their building. The team sets up a mobile office on site so that building residents can bring forward any of their concerns that have gone unaddressed by landlords.

Visit the City's website to see if your building will be audited, or to view inspection results and orders issued.

For upcoming audits go to:

<http://www.toronto.ca/licensing/mrab.htm>

At Mysak Realty Inc. we are dedicated to meeting the needs of our clients. We want to ensure that we keep you informed of newly listed Investment Opportunities in your area along with key industry changes. Please take a moment to e-mail us your updated information to info@mysakrealty.com or call us at 416-767-5500.

Thank you for taking the time to help us improve our service!

FOR SALE



TORONTO, 52 suites, 2 blocks from lake, Low Vacancy \$3,650,000

FOR SALE



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

FOR SALE



TORONTO WEST, 3 units + 1 Store, Fully occupied. \$799,000

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

Joe Mysak

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Industry Professionals

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From Left to Right...

Melissa Pinto, Reception & Research Department

Matt Mysak, Broker of Record

- Dedicated to Investment & Apartment Building Sales Since 1972
- Certified member of Industrial, Commercial & Investment Council

Elizabeth Kaup, Sales Representative

Joe Mysak, Broker

Ashley Lapier, Office Manager

FOR SALE

BRADFORD, 24 units, Excellent Location, Renovated. \$2,325,000

FOR SALE

TORONTO EAST, 12 suites, Fire Sale! Retrofitted. Asking \$849,000

FOR SALE

Building and Established Pastry Business. Asking \$2,350,000

FOR SALE

OSHAWA, 9 units, well managed, fully occupied. Asking \$729,000

FOR SALE

TORONTO Little Italy! 6 suites, New Roof, Retrofitted. Asking \$809,000

FOR SALE

TORONTO EAST, 12 units, New windows, Retrofitted. Only \$845,000

SOLD* in Spring 2009			
12 Locust St.	Toronto	3 units	\$280,000
11.5 Lake Ave. Dr.	Stoney Creek	12 units	\$610,000
7 Osler Crt.	Hamilton	21 units	\$1,150,000
356 Lowther St. & 829-841 Moore St.	Kitchener	33 units	\$1,989,000
2892 St. Clair Ave. E.	Toronto	34 units	\$2,150,000
200 Cosburn Ave.	Toronto	43 units	\$3,500,000

* Source of Info RealTrack Inc.

Our Mission Statement

We are a powerfully united team dedicated to investment properties and passionately committed to helping our clients achieve their real estate goals, by telling them the truth and using our proven non-traditional selling methods.

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