

The Mysak Report

SPRING 2008

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BOILER INSPECTIONS

Ontario has a new rule requiring that all natural draft gas and propane-fired boilers be inspected and tested annually. Some of these boilers with a draft hood are not properly installed or maintained, which could result in a carbon monoxide safety hazard. Carbon monoxide (CO) can cause personal injury and even death. Most gas and propane boilers in Ontario have these draft hoods.

Since fall 2007, the Technical Standards and Safety Authority, (TSSA), legally mandates that all heating contractors perform a CO safety check on such boilers. The check is required even if the owner

has not requested this service.

The inspection and test cost about \$100. A hole is bored in the side of the metal flue and the CO levels are measured. A tag should be placed on the boiler, indicating that it has been tested and found safe. Failed tests may be the result of dirty heat exchangers or obstructed venting.

SMOKE-FREE IN DEMAND

The Ontario Tobacco-free Network (OTN) recently commissioned 2 major market studies by the research firm Ipsos Reid. It is recognized that second-hand smoke infiltrates the apartments of almost 2 million Ontarians. A clear majority of the

Province's 4 million multi-unit dwellers would like the choice of living in smoke-free buildings.

In western Canada, people are lined up on waiting lists for smoke-free buildings. This trend to voluntary, market-driven smoke-free housing is growing. In Michigan, over 6,000 units have gone smoke-free, with landlords reporting no downside. Smoke-free also reduces cleaning costs. Cooperation from residents with voluntary smoke-free policies has been excellent. Current tenants sign an agreement saying they will follow a smoke-free policy and new residents agree in writing to abide by the no-smoking rule as well.

FOR SALE



TORONTO WEST, 15 units 6.1% cap in immaculate condition. \$1,290,000

FOR SALE



DOWNTOWN GUELPH, 19 units, original stone. "Trophy". \$1,750,000

FOR SALE



TORONTO West, 3 units, low rents and low asking price. \$399,000

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NO OBLIGATION MARKET
EVALUATION**

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This is a story about 4 people named Everybody, Somebody, Anybody and Nobody.

There was an important job to be done & Everybody was sure that Somebody would do it. Anybody could have done it, but Nobody did it.

Somebody got angry about that because it was Everybody's job. Everybody thought Anybody could do it, but Nobody realized that Everybody wouldn't do it.

It ended up that Everybody blamed Somebody when Nobody did what Anybody could have done!

Matt Mysak, Broker of Record

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FOR SALE

TORONTO WEST, 7 res. units + 4 commercial. Renovated \$1,590,000.



FOR SALE

TORONTO EAST in the "BEACH", 16 res. + 3 stores. Only \$2,150,000



FOR SALE

TORONTO EAST, with 10% down, VTB for balance. 12 units \$995,000



FOR SALE

HAMILTON, 32 units, extremely clean, 6.5% CAP, Only \$1,750,000.

SOLD* in WINTER 2007

429 Ontario St.	Toronto	5 units	839,000
294 Ontario St.	Toronto	6 units	1,350,000
8 Victoria St.	Etobicoke	6 units	770,000
2620 Keele St.	North York	11 units	983,000
47 Blake St.	Toronto	11 units	1,375,000
116 Robinson St.	Hamilton	12 units	631,000
3112 Jaguar Valley Dr.	Mississauga	21 units	1,600,000
122 Dowling Ave.	Toronto	27 units	1,600,000
283 Gilmour Ave.	Toronto	38 units	3,050,000

* 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, by telling them the truth, using our proven non-traditional selling methods, dedicated to investment properties.

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