

# The Mysak Report

WINTER 2005

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## 2006 Rent Increase

The provincial government set a new rent increase for 2006 at 2.1%. The new rent increase becomes effective January 1, 2006. This guideline does not apply when renting a vacant unit, when an owner can charge any rent they see fit. Once rented, the subsequent increases are governed by the guidelines.

## LMR Interest

Tenants are entitled to 6% interest on LMR (last month's rent) deposit. Some landlords do not pay interest on LMR each year. If a tenant wants an order for the LMR interest, he

can apply to the Tenant Protection Act (TPA). There is however, a one year limitation for interest recovery on this application. The one year claim period can be misleading. This only applies to tenants making a claim to TPA. Of note is that a precedent was recently set in 'Ontario Ltd. V. Tirado' where a landlord was attempting to evict a tenant for being in arrears on his rent. The tenant was able to claim for years of accumulated interest and deduct this sum from the landlord's rent claim.

## Balance, Balance, Balance

Although stock markets have been performing well lately, what happens to your portfolio if the bull turns into a bear? Real estate markets historically have often performed diametrically opposite to the stock markets. The GPR (Global Property Research) which is a marker for global real estate stocks moves in synch with the S&P/TSX only 40% of the time. Canadian and American investors have tended to be light on their real estate holdings. Consider looking at real estate as a way to diversify and help protect your assets.

**Season's Greetings to All!**

### FOR SALE



NORTH YORK, 11 units in good rental area. Only \$939,000.

### FOR SALE



WHITBY, 51 units in downtown, low vacancy, possible VTB. \$3,990,000.

### FOR SALE



BLOOR WEST VILLAGE. Prime location, 2 Stores, 2 Apt. \$2,190,000.

**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)

## 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 next time you are bored...*

*Put your garbage can on your desk and label it “IN”.*

*When the money comes out of the ATM, scream “I WON, I WON”.*

*Promises are like crying babies in a theatre, they should be carried out at once.” Norman Vincent Peale*

*“The best things in life aren’t things.” Art Buchwald*

**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**



ETOBICOKE 23 units in excellent location. Asking \$1,875,000.

**FOR SALE**



EAST YORK, 62 units. \$4,750,000  
BEST construction. HIGH vacancy.

**FOR SALE**



TORONTO CENTRAL store+2 large apts. Ideal for user. ONLY \$429,000

**FOR SALE**



TORONTO Danforth subway. 24 units 9% CAP. Asking \$2,190,000.

**SOLD in FALL 2005**

604 Queen St. W.	Toronto	1store +2 units	\$ 875,000
288 Lauder Ave.	York	6 units	663,000
9 Gore Vale Ave.	Toronto	10 units	1,225,000
184 Marlee Ave.	York	11 units	1,075,000
353-5 Victoria Rd. N.	Guelph	18 units	1,175,000
119 Eglinton Ave. W.	Toronto	18 units	1,800,000
12 Lansdowne Ave.	Toronto	22 units	1,275,000
418 Dawes Rd.	East York	48 units	2,976,000
775 Concession St.	Hamilton	108 units	4,875,000

\* 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