

# The Mysak Report

Summer 2010

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## Electricity Costs on the Rise

An “electric” price shock is about to hit Apartment buildings owners. The price of electricity is on the rise. Those owners who do not have their apartments separately metered or who have not locked in a rate through a retailer can expect to see the price of hydro to increase by 16 per cent.

This rise in expense is further compounded by this summer’s hot and hazy weather which is increasing the amount of electricity that many tenants are using. Companies such as Toronto Hydro and Powerstream are

already preparing their customers for the price hike on their upcoming bills. The price increase is caused by two major factors. First, the price of electricity went up May 1<sup>st</sup> of this year, thus pushing a typical bill up by 8 per cent. Second, HST is being applied to electricity bills from July 1<sup>st</sup> onward which will also push bills up another 8 per cent whether or not a fixed rate price contract is in place.

Apartment building owners will have to suffer the increase. Meanwhile the province of Ontario has just released a historically low rent increase guideline.

## 2011 Rent Increase

Ontario’s rent increase guideline for 2011 is 0.7 per cent, the lowest guideline in the 35 year history of rent regulation in the province of Ontario. The 2011 guideline applies to rent increases that occur between January 1 and December 31, 2011.

## Considering Selling?

We are always actively looking for new product. If you or anyone you know, is considering selling, please do not hesitate to give us a call at 416-767-5500 or send us an email to [info@mysakrealty.com](mailto:info@mysakrealty.com).

### FOR SALE



WEST TORONTO, 24 Units, AAA Location, Rarely Offered \$2,900,000

### FOR SALE



KITCHENER, 11 units, Nice curb appeal, Good Area, Only \$839,000

### FOR SALE



CENTRAL BRANTFORD, 25 units + 5 stores, 7.8% CAP \$2,800,000

**INTERESTED IN ADVERTISING  
IN OUR NEWSLETTER?  
PLEASE CALL US FOR DETAILS**

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## Industry Professionals

### Accountant

Sandy M. Feld, B.Comm.  
3089 Bathurst St. Suite 319  
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416-789-4846

### E-Mail Updates

Please sign up today to start receiving Market Updates, Exclusive Apartment Building Listings, Sold Properties and Helpful Landlord Information directly to your inbox. Send your E-Mail address to [info@mysakrealty.com](mailto:info@mysakrealty.com) or call us at 416-767-5500



From Left to Right...

Melissa Pinto, Reception & Research Department

Matt Mysak, Broker

Elizabeth Kaupe, Sales Representative

Joe Mysak, Broker of Record

Ashley Lapier, Deal Manager & Marketing Director

NOT SHOWN: Tony Giniotis, Broker

**FOR SALE**

TORONTO, Mt.Pleasant & Eglinton, roof 6 yrs old, Asking \$3,350,000

**FOR SALE**

OSHAWA, 16 units + 4 Stores, Retrofitted, Asking \$2,200,000

**FOR SALE**

WEST TORONTO, 12 units, reno'd, Close to TTC, Asking \$1,100,000

**SOLD CONDITIONALLY**

CENTRAL BRANTFORD, 42 units + 5 stores, Asking \$4,000,000.

**FOR SALE**

ST. CATHARINES, 4 units, \$\$\$ Cash Maker, Asking \$250,000

**FOR SALE**

EAST TORONTO, 68 units, Good sign exposure, Asking \$5,200,000

<b>SOLD in Spring 2010</b>			
2573 Lake Shore Blvd. W	Toronto	9 units	\$1,075,000
8 Lakeshore Dr.	Toronto	11 units	\$950,000
179 Bold St.	Hamilton	11 units	\$750,000
40 Lambton Ave.	Toronto	25 units	\$1,390,000
1522-1536 King St. E.	Hamilton	21+4 units	\$880,000
7 Helene St. N.	Port Credit	39 units	\$4,265,000
5-11 Birchlea Ave.	Toronto	52 units	\$3,075,000

**Our Mission Statement**

We are a powerfully united team dedicated to apartment building sales 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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