
A.G. SECURE PROPERTY MANAGEMENT INC.

www.agsecure.ca

From the LLTB:

Late this summer the LLTB announced that they were currently scheduling hearings approximately 8 months after receiving the application. That's right with all the changes they have made, they are still taking 8 months before an initial hearing.

Thinking Air BnB:

Some people have contacted us about looking into Air BnB.

Things to remember:

Insurance premiums tend to go up if you can get it for short term rentals.

If your property is a condo, you need to make sure the condo rules do allow for it.

Municipalities are changing the rules, and cracking down on short term rentals due to the negative impact they are perceived to be having on communities.

Rent Increases:

As we approach a new year, we also approach rent increase time. In September, we issued over 500 rent increases to tenants.

Some information on rent increases:

For properties where the space was first occupied for residential purposes before Nov 15, 2018, they fall under rent control by the province of Ontario. Historically this number was based on inflation but the last Liberal government put a cap of 2.5% regardless of inflation. So for these units in 2023 the max standard increase is 2.5%.

For properties that were first occupied after Nov 15, 2018 they are not subject to rent control. If this applies to your property please consult with us, as your rent can be increased as high as you wish to increase it. Of course we can consult with you on the best course of action.

All rent increases have to be issued to tenants at least 90 days prior to them taking affect, and they must be issued on the proper form provided by the landlord tenant board.

Once a rent increase is issued, then the rent is frozen for a period of 12 months.

Rent increases do not have to be accepted by the tenants, they are automatic once issued.

Failing to increase the rent, will leave you and your property falling further behind the current market, we recommend increasing rent annually, unless there is a market drop.

Social Media

Are you following us on Facebook? If not you might want to check us out to see as we post info and listings. Keep current with what's going on in your community.

Recognition

Quoting Britney Spears, "We did it again."

A.G. Secure Property Management Inc, is pleased to have been recognized for the quality of our service throughout Simcoe County.

Once again this year we are recognized by the analytics group at "Top 3 Rated" as one of the top property management companies in the region.

2022, also saw us pick up the platinum award in the Readers Choice Awards for "Best Property Management". This is the third year running.

We also were just advised that we picked up the Community votes Barrie award, for the "Best Property Management Company." This was also a repeat win for us.

Needless to say we want to thank the effort our amazing staff put in to make this happen, but we also know working for the best landlords is part of the formula.

Smoke and CO alarms:

We are shocked at how often we take on a new property only to find that the landlord or previous property management company failed to check and maintain the alarms. Recently we found out that one of the reasons for this, was that the property management company charged a fee to go out and do such an inspection.

At A. G. Secure Property Management, your smoke and CO alarms are checked free of charge, and we document this process. This not only allows us to sleep at night but also protects both our organization and you as a landlord from being charged under the Ontario Fire Code.

We will replace batteries if they have been there for a period of time, and if alarms are malfunctioning, or expiring we will replace them as well.

And if we find out that the tenant has done something to tamper with the alarm, or prevent them from working, be assured we will take action to resolve that.

Speaking of alarms, have you checked yours at home recently, lets keep all of you safe as well.

Looking to buy another rental?:

If you are thinking about it, let us know. We would be happy to consult with you on any potential purchase.

We can help you identify what market rent would be.

We can review any existing leases, and expenses to give you an idea if they makes sense based on the property you are looking at.

We can suggest improvements that will generate more rent money at the property, or even things that you may want to avoid, like the bathtub with jets in the ensuite, it looks great but when it breaks guess who pays for the repair.

Let us be part of your team to ensure you have all the information to make the right decision. (And yes there is no cost)