

A.G. Secure Property Management Inc.

www.agsecure.ca

Winter 2015

<http://agsecure.wordpress.com/>

WE'RE EXPANDING



ANOTHER NEW OFFICE?

Back in November 2014 we were pleased to launch a new office to support our landlords in the Hamilton area. Some of our existing landlords have already taken advantage of this new office to support their rental properties in that area.

We are excited to announce that November 2015 sees the launch of a new office in Collingwood. This office is a natural extension not only of our current offices, but also our goal of supporting our landlords in multiple different locations as they expand their residential rental holdings.

This new office will be based out of Collingwood and service the following areas:

- Collingwood
- Wasaga Beach
- The Blue Mountains

- Clearview
- Meaford

This represents a combined population of over 75,000.

Brad Hobbs will be responsible for running the Collingwood office. Brad has over 10 years of landlord and property management experience. His professional career includes managing utilities crews in the municipal sector. This experience has added to Brad's strong understanding of properties and infrastructure.

If you are looking to invest or currently have investments in the area, let us know how we can help.

Areas of service



With our 4 office locations we are now able to provide support in many more locations.

This allows us to provide you with a consistent level of service and integrated reporting for all of the areas below.

Tottenham

905-936-4941

agsecurepm@rogers.com

Barrie

705-792-9764

agsecurebarrie@gmail.com

Hamilton

905-338-2414

agsecurehamilton@gmail.com

Collingwood

705-293-0198

agsecurecw@gmail.com

Give us a call regarding any of your rentals! We are confident that we have the services to suit your needs!

Changes at the LLTB.

The governing body that is responsible for landlord and tenant law in Ontario has made some recent changes. It should be interesting to see what impact these changes may have on the entire hearing process. These changes include:

1. New forms have been implemented. We are now required to use an entirely new set of forms for all notices for tenants and applications with the board.
2. Starting July of this year the board started to send hearing notices directly to the tenants. This is meant to reduce tenants' claims suggesting that they never received the notice.

Did you know?

- As a landlord you are legally required to continue to heat a property to 20°C until June 15th.
- Unpaid water bills will be charged to a landlord's tax bill.
- You can't have a clause in your lease that says pets are not allowed.

Our New Website

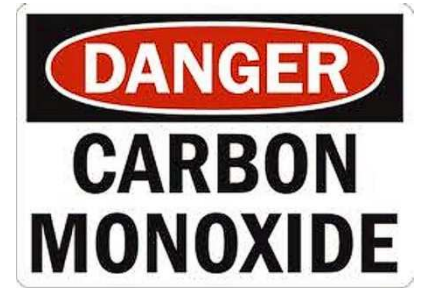
Have you had the opportunity to check out our new website? This year we made a major investment into our website to help keep up with the evolving ways people find rental properties.

www.agsecure.ca

This update gives people access to so much more than previously available. Look for these new features:

- Ability to search by city
- Ability to post unlimited photos for each vacancy
- Great space to outline the properties features and benefits
- A link on google maps so people can easily determine the exact location of a rental
- Application forms linked on the site, allowing prospective tenants to come prepared to a showing
- Prospective tenants can request a showing direct from our website via email

We have already seen the positive results from the new site. Prospective tenants love it, and it has allowed us a faster turnaround on information.



It's the law!

No matter where you live in Ontario, if you have a fuel fired appliance, attached garage, or basically any potential source of carbon monoxide at a property then you must have a CO detector located on any floor which is being used for sleeping.

If you are wondering why you have a bill for a CO detector, or even a couple of them, it is because of this new legislation.

Please note that as a landlord you are responsible for providing the appropriate alarms as per fire code.

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