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Landlords Burdened by New Regulations

*Up to \$25,000 penalty
for non-compliance with
new Residential Licensing
Program in Thorold.*



As part of Boncore’s commitment to the residential rental community we will distribute the Niagara Landlord News to assist and inform housing providers in the Region, while providing tips on facing the challenges in the changing industry. Current topics to watch include the new Residential Tenancy Agreement, the Hamilton District Apartment Association, and the Residential Licensing Program in Thorold.

The new Residential Tenancy Agreement (lease) has been made mandatory (with some exceptions) by the Provincial government and was put in effect on April 30, 2018. It is an 8 page document with 6 pages of instructions. Residential landlords of single and semi-detached housing, apartment buildings, rented condominiums and secondary units must use it. To request a copy of the document, feel free to call, text or e-mail me.

With no local landlord association in Niagara, Boncore belongs to the Hamilton District Apartment Association. Ask us for more details.

In this newsletter you will find a description of the menu of services Boncore provides landlords and real estate investors. We are here to help.

George S. Cottage, Landlord Liaison

Want a friend to receive a copy of Niagara Landlord?
Call 905-328-3141 or e-mail george@boncore.ca

St. Catharines Draft Rental Housing Licencing By-Law Gets Feedback

The City of St. Catharines has created a Draft Rental Housing Licencing By-law. If approved by Council, the regulation will require residential rental dwellings with four units or less to obtain a rental license.

The RHL By-law will be presented to City Council for approval on Monday, June 25. Landlords with properties requiring assistance to obtain the license can rely on Boncore to save time and get it done right.



Management Services



“35 Years of Doing It Right!”

We are your one stop shop for all landlord management needs. Benefits include modern building solutions with cost control methods for energy conservation and reduction in utility costs.

Rent programs that include increasing below market rents and administering timely annual rental increases. Better accountability. Income and expense reports sent to you monthly.

OUR MANAGEMENT PACKAGE INCLUDES:

- *Prompt rent collection and bank deposits*
- *Regular on site presence*
- *Friendly and courteous tenant service*
- *Tenant retention and vacancy reduction*
- *Experienced application and leasing processing*
- *Serving of all tenant notices*
- *Legal representation at the Landlord & Tenant Board*
- *Attentive supervision for superintendents, building staff and contractors*
- *Budget planning and competitive pricing for renovations, utility updating and repairs.*



SCHEDULED INSPECTIONS:

- *Smoke detection*
- *Fire safety*
- *Damage control*
- *Cleanliness*
- *Monitoring for deficiencies*
- *Heating*
- *Electrical*
- *Plumbing*



Not sure if you need all of our services?

We are flexible and able to give you the service that suits your needs. Boncore’s management services pays for itself by saving you money. Contact us today

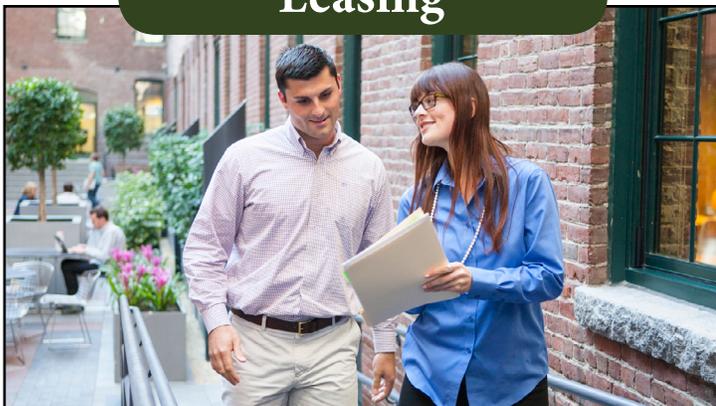
We Find Good Tenants

Are you shopping for someone to rent your property because you’ve had little luck finding good tenants?

The truth of the matter is that luck is not a factor. In today’s rental market you have to know what you are doing. Let Boncore Management’s experienced rental agents do the work for you.

Our ‘Smart Rent Program’ will find qualified tenants for your rental and prevent you from losing thousands of dollars in lost revenue, damages and eviction costs.

Leasing



THE SMART RENT PROGRAM

- The property is featured on the Internet through our website and other sites.
- All inquiries are answered promptly, providing further information. The first stage in qualifying the prospect starts immediately by asking questions about their credit history, income and job stability
- Once qualified as a good prospect an appointment to view the rental is set. During the viewing we continue to evaluate with further questions followed by providing the prospect with a rental application to be filled out in full and signed.
- The application is processed by obtaining a credit report from the credit bureau, contacting employers for work verification and calling present and previous landlords for tenant references and payment history
- Once qualified as a suitable tenant, we report to the landlord for final approval.
- The final process is the signing of the lease with collection of first and last month’s rental deposits, a final inspection of the premises and handing over the keys to the tenant.
- A copy of the lease and collected deposits are forwarded to the landlord.

Make a smart decision, contact Boncore to take good care of your leasing services.leasing services.



Residential Rental Licensing Program

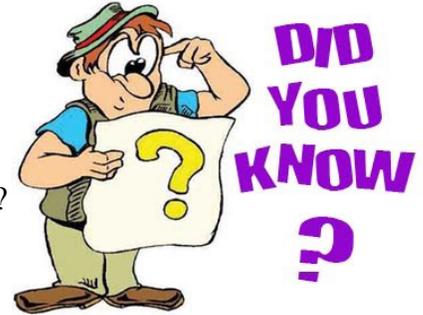


Frequently Asked Questions on the Residential Rental Licensing Program

Test your knowledge of the RRLP in Thorold by answering the following questions.

If you require assistance on these questions, just ask the experts at Boncore. We are here to help clients to handle these points and provide assistance to obtain an RRLB license. You can feel confident in knowing we will save your valuable time, and do it right to give you peace of mind.

1. What is the process to obtain a license?
2. What properties need a license?
3. What are the requirements to apply for a license?
4. What is the process to obtain a license?
5. Who inspects properties to ensure compliance with license requirements?
6. How does the public know if a property has a valid license?
7. Is the number of bedrooms limited by the RRLB?
8. Is the number of parking spaces limited by the RRLB?
9. Does the Building and Fire Codes continue to apply to Residential Rental Units?
10. Does the RRLB address the appearance and use of buildings as Residential Rental Units?
11. What is the impact of the Residential Rental Licensing Program on taxes?
12. How long is a license valid for?
13. What is the cost to renew a license?
14. What is needed to renew a license? Are there penalties?
15. Who is the expert to call do it all for an all-inclusive fee to do it right and save you a lot of time?



Do you have a question regarding the RRLP? Ask the Boncore experts for the answers. We do it right! Call George Cottage at 905-328-3141 for a no charge phone consultation.

DID YOU KNOW

The 2018 Rent Control Guideline Is 1.8%

SMOKE ALARMS SAVED LIVES IN LOCAL FIRE



Tenants living in a triplex in Thorold were fortunate to escape a big fire in April. Fire Chief Brian Dickson says smoke alarms probably saved lives of people in the building with three separate rental units — basement, ground level and second floor. Evidently, the basement and ground floor units had working smoke alarms, which alerted tenants to the fire, according to Dickson. A smoke detector was not in the upper level, but the other residents alerted the upstairs resident and everyone exited the building before fire crews arrived at 34 Elgin Street.

Under Ontario’s fire code, a working smoke alarm is required outside each group of adjacent bedrooms or other sleeping areas. One alarm is also required on each floor without a sleeping area. Alarms can either be battery-powered or wired into the electric supply. In Ontario, the law requires a landlord to be responsible for installing and maintaining smoke detectors.

17 Ways We Help Landlords



- | | |
|--|---|
| 1 Rentals – we rent your apartment, house or condominium for you | 10 Real estate sales – income properties |
| 2 Property management | 11 Fire safety consultation |
| 3 Rent arrears & delinquency solutions | 12 Insurance coverage evaluation |
| 4 Vacancy reduction programs | 13 Utility conservation & cost reduction |
| 5 Tenant retention and relations | 14 Superintendent training |
| 6 Tenant screening | 15 Landlord licensing advice and applications |
| 7 Lease completion | 16 Maintenance, repairs and renovations |
| 8 Forms for landlords | 17 Problem Solving |
| 9 Annual rent increase notices | |

How can we help you?

Call 905-680-7368 for a no charge phone consultation.

Important Numbers

905.680.7368

Boncore Rental and Property Management is the company for landlords and housing providers to contact for assistance. Boncore has been doing it right for 35 years!

City of Thorold	905-227-6613
Thorold Fire Department	905-227-6412
Hamilton & District Apartment Association	289-208-5445
Niagara Regional Police (non emergency)	905.688.4111
Hydro One	emergencies 1-800-434-1235 non emergency 1-888-664-9376
Enbridge	emergencies 1-866-763-5427 non emergency 1-877-362-7434
Cogeco technical support	1-866-774-8888
Landlord and Tenant Board	1-888-332-3234
Landlord Licensing (Boncore) Free phone consultation	905-328-3141

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