

Ontario Introduces 2021 Rent Freeze

The Ontario government has introduced a rent freeze for residential tenants and extended the eviction freeze for small businesses. Bill 204, Helping Tenants and Small Businesses Act freezes rent through 2021 for most rent-controlled and non-rent-controlled residential units.

The freeze also applies in cases where landlords have already given their tenants notice of increased rent for 2021, and the proposed legislation would cap rents that are geared to a household's income at 2020 levels.

There are exemptions, including certain above-guideline increases approved by the Landlord and Tenant Board where a property owner is repairing or upgrading a building, or cases where a landlord and tenant agreed to a rent increase in exchange for extra services or facilities, such as added air conditioning or parking.

Above-guideline increases won't be allowed due to increases in municipal property taxes unless they were approved by the Landlord and Tenant Board before the bill became law.

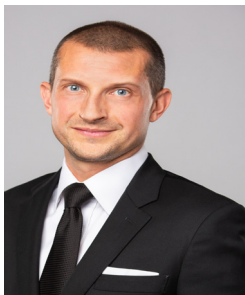
For 2021, the maximum increase would have been 1.5 percent. That will be reduced to zero for next year, although landlords can give notice of increases 90 days in advance, to take effect January 1, 2022.



EXCLUSIVE - TORONTO

**Toronto, 30 Units
Unpriced**

Excellent 30 Units In The Heart Of Parkdale Containing 26 x Bachelors & 4 x 1-Bedrooms. More Than Half Of Tenants Pay Heat & Hydro. Amazing Investment Opportunity With Additional Income From On Site Coin Laundry. Public Transportation Right Outside The Property With Multiple Routes. Onsite Parking. Close To All Amenities.



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Our Mission Statement

We are a powerful 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.



New \$1B Rapid Housing Initiative Introduced By Federal Government

A new \$1 billion Rapid Housing Initiative (RHI) program has been released by the Government of Canada through CMHC. Its aim is to address affordable housing for individuals experiencing or at risk of homelessness and other vulnerable people which is now more important than ever as communities across Canada continue to experience the ramifications of COVID-19.

The RHI will start the creation of 3000 new affordable housing units while constructing new modular housing, acquiring land and converting/rehabilitating existing buildings to affordable housing.

The \$1 billion in funding will be provided through two streams:

- Major Cities Stream: \$500 million in immediate support for pre-determined municipalities. The municipalities were determined based on metrics including the levels of renters in severe housing need and of people experiencing homelessness.
- ProjectsStream: \$500 million for projects based on applications from provinces, territories, municipalities, Indigenous governing bodies and organizations, and non-profit organizations. Applications will be accepted starting today and until December 31, 2020.

The Major Cities Stream fund will be allocated as highlighted below:

- Toronto - \$203.3 million
- Montreal - \$56.8 million
- Vancouver - \$51.5 million
- Ottawa - \$31.9 million
- Peel Region - \$30.4 million
- Calgary - \$24.6 million
- Edmonton - \$17.3 million
- Surrey - \$16.4 million
- Capital Regional District (BC) - \$13.1 million
- Winnipeg - \$12.5 million
- Hamilton - \$10.8 million
- Halifax - \$8.7 million
- Waterloo - \$8.2 million
- London - \$7.5 million
- Quebec City - \$7.1 million

It's important to note that 30% of funds will be allocated to cities in Ontario. For interested parties in the Projects Stream, applications can be submitted until December 31st, 2020. Following the submission deadline, CMHC will review all applications within 30 days. All approved projects must be completed within 12 months of approval and unused funds will be allocated to other projects.



Toronto, 25 Units
Asking \$6,495,000
3.5% Cap Rate

EXCLUSIVE - TORONTO

Well Maintained 25 Unit Victorian Apartment Building Located In Downtown Toronto Adjacent To Trendy Liberty Village. Professional Managed With 21 X Bachelor & 4 X 1-Bedroom Units. Fully Tenanted Except For 1 Vacant Unit With Potential To Increase Rents. Within Walking Distance Of Exhibition GO. Access To Gardiner Expy & Close To Multiple Public Transportation Routes. Card-Operated Laundry Facilities For Additional Income. Clean Environmental Done This Year.



Toronto, 15 Units
Asking \$5,200,000
3.1% Cap Rate

EXCLUSIVE - TORONTO

15 Unit Boutique Building In The St. Clair West Neighbourhood Near St. Clair/Dufferin. Impressive, Large Units Containing 4 X 1-Bedrooms & 11 X 2-Bedrooms With Windows In The Front And Rear. Replaced Bathrooms And Kitchens With Porcelain Tile, New Cabinets, Counters, Quartz Countertops, LED Lighting, Dishwashers, Etc. Microfit Contract With 12 Years Remaining Generating Solar Energy Income. Tenants Pay Hydro. Rents Are Below Market With Upside Potential On Rents And Opportunity For Additional Income Through Rental Of Storage Space In Basement Seller Willing To Provide VTB For 1 Year For Up To 70% Of The Purchase Price.

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UNDER CONTRACT

UNDER CONTRACT - TORONTO

**Toronto, 32 Units
Unpriced**

Excellent 32 Units In The Heart Of Parkdale Containing 30 x Bachelors & 2 x 1-Bedrooms. Amazing Investment Opportunity With Additional Income From On Site Coin Laundry. Most Tenants Pay Heat & Hydro. Public Transportation Right Outside The Property With Multiple Routes. Onsite Parking. Close To All Amenities.



UNDER CONTRACT

UNDER CONTRACT - HAMILTON

**Hamilton, 35 Units
Being Offered On
An Unpriced Basis**

Incredible Investment Opportunity In The Heart Of One Of Hamilton's Oldest And Established Neighbourhoods Downtown - Durand. Hamilton City Hall Right Across The Street, 5-Minute Walk To The Hamilton GO, And Access To Public Transportation Right Outside The Property. Near All Amenities - Restaurants, Shops, Parks And Historic Buildings. Tenants Pay Hydro. Intercom System. All Main Plumbing Upgraded.



FOR SALE - TRENT HILLS

**Trent Hills
13 Residential Units
2 Commercial Units
Asking \$2,000,000
6.6% Cap Rate**

Excellent Investment Opportunity To Own A Huge Corner Building Overlooking The Beautiful Trent River. Consisting Of 13 Apartments And 2 Commercial Units. Majority Of Tenants Pay Their Own Hydro. Newer Boiler. Steps To Shops, Restaurants, And All Other Amenities. Scenic Large Yard And Walking Path Along The River. Approval To Add An Additional 5 Residential Units To The Main Floor.



FOR SALE - ST. CATHARINES

**St. Catharines, 5 Units
Asking \$1,599,000
5.4% Cap Rate**

Rare Occasion To Own Fully Renovated, Vacant 5 Unit Apartment Building In St. Catharines. Potential For A 6th Unit. 2-3 Bed 1 Bath Units Projected Rent \$1900+Utilities. 3-2 Bed 1 Bath Units Projected Rent \$1700+Utilities. All New Kitchens, Appliances And Bathrooms. Ensuite Laundry For Each Unit. 9 Parking Stalls. 6 Electric Meters (For Each Unit. Landlord Pays Water. Full Fire Alarm System.) 10 Minute Drive To Downtown And Brock University. Central Location For Renters.

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Hamilton, 12 Units Asking \$1,977,000



UNDER CONTRACT

12 Units Well Situated Minutes Away From McMaster University & McMaster University Medical Centre In Hamilton. Close To All Amenities. Easy Access to Public Transportation. Fire Retrofit Completed.. 6 x 1-Bedrooms & 6 x 2-Bedrooms.



UNDER CONTRACT

Toronto, 6 Units Asking \$2,400,000 4.6% Cap Rate

Rare Opportunity To Own Almost Fully Vacant Multi-Unit In The Heart Of Downtown Toronto. 6 x 1-Bedroom Units. Opportunity To Do A Full Reno For Much Higher Rents. Close To Schools, Hospitals, Public Transportation & All Amenities.

Collingwood 31 Residential Units 2 Commercial Units



UNDER CONTRACT

A Unique Investment Opportunity Located in The Small Waterfront, Historically Charming Town Of Collingwood. Conveniently Located In The Downtown Area Making It a 15-Minute Drive To Blue Mountain. Bright 31 Units With 2 Commercial Units On Main Commercial Street. On Site Parking, Lockers And Laundry Facilities.



UNDER CONTRACT

Kingston, 6 Units Asking \$1,100,000 6.6 % Cap Rate

6 Units Available In A Cash Flow Positive Property in Kingston. Property And Units In Great Condition. Minutes Away From All Amenities. 5/6 Tenants Pay Hydro.

Notice

If you did not see these properties for SALE when they were available, please contact our office to update your buying criteria and contact information. Please email us at Info@MysakRealty.com or call 416-767-5500

SOLD IN SUMMER 2020

1475 Birchmount Rd, Scarborough	25 Units @ \$320,000/Unit	\$8,000,000
2880 Keele St., Toronto	11 Units @ \$595,455/Unit	\$6,550,000
235 Ash St, Whitby	6 Units @ \$206,667/Unit	\$1,240,000
255 Metcalfe St, Ottawa	60 Units @ \$221,100/Unit	\$13,266,000
160 Hughson St S, Hamilton	60 Units @ \$191,667/Unit	\$11,500,000
470 Roncesvalles Ave, Toronto	39 Units @ \$270,000/Unit	\$10,530,000
99 Phillips Rd, Port Hope	68 Units @ \$119,945/Unit	\$8,156,270
50 Driftwood Ave, North York	109 Units @ \$245,505/Unit	\$26,760,000
65 St George St, Brantford	24 Units @ \$150,000/Unit	\$3,600,000
109 Doane St, Ottawa	72 Units @ \$128,472/Unit	\$9,250,000

If we can be of any assistance for your multi-residential needs please do not hesitate to call us at 416-767-5500