The Mysak Report

WINTER 2005

2006 Rent Increase

The provincial government set a new rent increase for 2006 at 2.1%. The new rent increase becomes effective January 1, 2006. This guideline does not apply when renting a vacant unit, when an owner can charge any rent they see fit. Once rented, the subsequent increases are governed by the guidelines.

LMR Interest

Tenants are entitled to 6% interest on LMR (last month's rent) deposit. Some landlords do not pay interest on LMR each year. If a tenant wants an order for the LMR interest, he

apply to the Tenant can Protection Act (TPA). There is however, a one year limitation for interest recovery on this application. The one year claim period can be misleading. This only applies to tenants making a claim to TPA. Of note is that a precedent was recently set in 'Ontario Ltd. V. Tirado" where a landlord was attempting to evict a tenant for being in arrears on his rent. The tenant was able to claim for years of accumulated interest and deduct this sum from the landlord's rent claim.

Balance, **Balance**, **Balance**

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Although stock markets have been performing well lately, what happens to your portfolio if the bull turns into a bear? Real estate markets historically have often performed diametrically opposite to the stock markets. The GPR (Global Property Research) which is a marker for global real estate stocks moves in synch with the S&P/TSX only 40% of the time. Canadian and American investors have tended to be light on their real estate holdings. Consider looking at real estate as a way to diversify and help protect your assets.

Season's Greetings to All!

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Accountant

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FOOD FOR THOUGHT from the "silver fox", Carlos Fernandez

The next time you are bored...

Put your garbage can on your desk and label it "IN". When the money comes out of the ATM, scream "I WON, I WON".

Promises are like crying babies in a theatre, they should be carried out at once." Norman Vincent Peale

"The best things in life aren't things." Art Buchwald

Matt Mysak, Broker since 1976

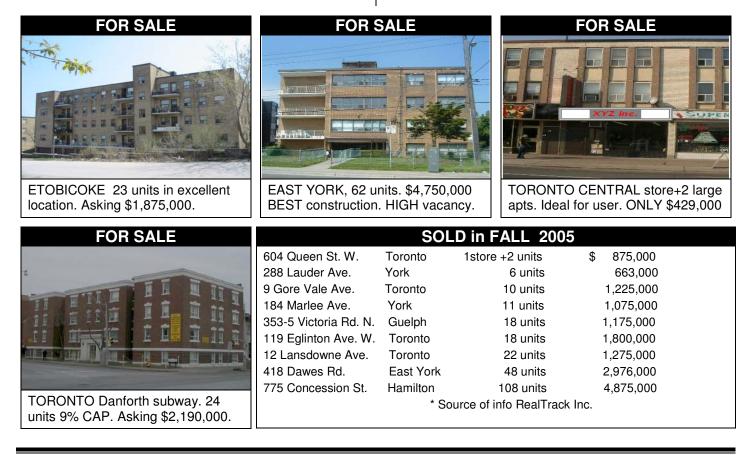
Fellow of the Real Estate Institute of Canada, Director of the Toronto Real Estate Board, Certified member of Industrial, Commercial & Investment Council, member of Multiple Dwelling Standards Assoc.

Eugene Masney, Broker since 1976

Served on many TREB committees, expert contract negotiator in investment and commercial real estate.

Elizabeth Kaupe, Sales Representative since 1985 Margaret Jedlewska, Sales Representative since 1987

Joe Mysak, Sales Representative since 2004



Our Mission Statement

We are a powerfully united team, passionately committed to helping our clients achieve their real estate goals through our proven non-traditional methods specializing in investment buildings.

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