

Rodney Harvey

Subject:

Your April 2024 Real Estate Update



A banner for Rodney Harvey's real estate services. On the left is a portrait of Rodney Harvey, a middle-aged man with grey hair, wearing a dark suit, light blue shirt, and patterned tie. To the right of the portrait is a modern living room with a white sofa and a wooden wall. Overlaid on the living room image is the text "Helping You Build Wealth Through Real Estate" in a white, sans-serif font. Below the portrait and text is a dark teal bar containing the phone number "905-447-8864" and social media icons for Facebook, LinkedIn, and YouTube. Below the banner, the name "Rodney Harvey" is written in a large, bold, black font. Underneath the name are the credentials "Broker of Record, FRI CLO CRB C-RETS CRES MCNE" in a smaller font, followed by the slogan "Service excellence guaranteed" in a yellow, italicized font, and the website "www.OurRealEstateGuy.com". To the right of the text are two logos: "Our Real Estate Guy" with a stylized house icon and "Konfidis Brokerage" with a green circle containing a white 'K'.

Dear Valued Client,

At this time of year, it's not uncommon for homeowners to think about any repairs or renovations needed in and around their property. For example, you might be considering remodelling the living room or doing a kitchen renovation.

The good news is, investing in your home often pays dividends. You enjoy your property more, and it might even increase in market value.

However, it can sometimes be a challenge to find the right contractor or other professional to do the work.

If that's your situation, I may be able to help.

No, I won't show up at your door wearing a tool belt! But, I do have an extensive network of trusted professionals in the local "property" industry. So, if you need a

recommendation for a contractor, designer, repair service, or other professional, give me a call. I may be able to provide you with a name.

And speaking of recommendations, if you know anyone who is looking for real estate help, I'd appreciate it if you gave them my name. I'd be happy to answer their questions and provide any advice and assistance they need.

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Buying or Selling in Another Province

While certain industries are regulated federally, property laws are a provincial responsibility. Many of the provinces have similarities in their property laws, but even those are not exactly the same. What happens when a buyer or seller resides in one province and the home being bought or sold is in another province?



The parties to the transaction will both need to retain a lawyer in the province where the property is located. Only real estate lawyers in the province where the home is located will be able to do the legal work and convey the property to the purchaser. Lawyers in other provinces are not licensed to practice law in Ontario (unless they have written the Ontario Bar Exam and maintained their qualifications in Ontario) and cannot transfer Ontario properties.

If the seller of an Ontario property resides in another province, for example, British Columbia, the Ontario lawyer will have to prepare all the legal documents early and have the documents sent to a notary or a lawyer in British Columbia. The seller would then sign the documents in front of the notary or lawyer and the original documents would be sent back to the Ontario lawyer to arrive before the closing date. [Click here](#) for the balance of the article.

How to Find Industrial Real Estate (and save time)

With the ever-increasing demand for distribution and last-mile space, industrial real estate continues to be one of the hottest commodities in the commercial real estate market. Searching for industrial real estate? Here's how to find it.



Industrial Real Estate has skyrocketed in demand over this economic cycle.

Technology continues to develop at a breakneck pace, heavily influencing the way consumers can purchase and receive their goods.

This rise of online consumer shopping has not only shifted consumer preferences, but has also forced our supply chain to adapt to newer and faster logistical methods in order to satisfy mounting consumer hunger for delivery.

According to research from CBRE, light industrial warehouses (120,000sf or less) have seen rents increase by a whopping thirty percent in the past five years alone.

And it's not just light industrial that's experienced massive rent growth – big-box spaces are also seeing rents increase by nearly fifteen percent in the past five years, which is significant considering the enormous size of these structures.

[Click here](#) to read the balance of the article

Rent Relief Requests and Other Residential Real Estate Tenant/Landlord Issues

Many tenants are trying their best to get by with less income, rising inflation and higher rents. At the same time the real estate market is hot and investors with rental properties want to sell to maximize the return on their



investments. I am going to share with you our top FAQ and some resources from homeowner enquiries wanting to sell tenanted homes and tenants wanting to know their rights as these homes are sold.

Does rent still have to be paid? Yes! Tenants who can pay their rent must do so and landlords have the right to and are entitled to collect the ‘per diem’ rent from a tenant whom they have received an order to evict.

What if my tenant has informed me that they can’t pay the rent? Communication is key! We highly encourage and recommend that landlords and tenants keep the lines of communication open and discuss other methods of relief if tenants are not able to pay the rent in full.

What are some relief options for tenants if they can’t pay their rent?

Here are 3 relief options:

1. Payment plan – landlords who offer to put the tenant on a payment plan to “discount the rent or give free months” could find that they have permanently lowered lawful rent. The wording must be very clear in your payment plan;
2. Rent bank – provides limited, interest free loans to anyone facing an eviction or difficulty paying the rent. The maximum loan is 2 months rent. They also provide first and last month’s rent deposit loans to those tenants who want to move from their existing rental units to a more affordable rental unit;
3. Credit card – can be used to pay the rent, provided that the landlord is set up to receive payment via credit card. [Click here](#) to read the balance of the article

Home Maintenance Tips for the Spring Season

These jobs are best done during warm months, so make them part of your regular spring home maintenance routine. Sharing with you (18) tips to get your property ready for spring.



1 of 18 - **Clean air conditioner condensers and evaporators**

A little sweat equity now will help both your wallet and your comfort level later when summer's heat sets in. Most of the job can be done without the help of a professional, and by servicing and testing out your cooling system now, you will have plenty of time to make an appointment with an air conditioning contractor if there's any unforeseen issues.

After cutting off the electricity to the unit, vacuum the outdoor condenser's exterior fins with a soft-bristled brush, and clear away bushes, weeds and overgrown grass within two feet of the unit. Do NOT use a pressure washer as the fins are very thin and damage easily.

Indoors, replace the furnace filter on the evaporator unit, vacuum the blower compartment, and clean the condensation drain. [Click here](#) for the rest of this article

Notable, Quotable, Quotes!
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“Things may come to those who wait, but only the things left
by those who hustle.”

Abraham Lincoln

“What’s within you is stronger than what’s in your way.”

Eric Weihenmayer

“Some people want it to happen, some wish it would happen,
others make it happen.”

Michael Jordan

Not intended to solicit buyers or sellers currently under contract.
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