
LEASIDE TOWERS NEWSLETTER

FALL 2016



Dear Residents,

I am pleased to send out a newsletter to keep you informed of our policies, procedures and updates at Leaside Towers.

Welcome to all New Tenants

There have been a number of new tenants at the Leaside Towers property in 2016. Canada is a wonderful country and learning about its culture and diversity is very important. Canadians are courteous, compassionate and caring. We hope you are learning about our buildings and the amenities and activities offered.

One of the best sources of information is the tenant-produced website (ttaplus.ca). Please visit to get online access to The Tenant Info Kit and other information you can use to better enjoy your home. You can also show your friends and family where you live. There is an event calendar as well as links to other important services in our community. You can access the website from any device that you have or through computers in the Business Centre located as part of the Recreation Centre or at the local library.

In addition to the website, information notices are posted frequently in the elevators.

Communication between everyone is very important to Morguard.

Plans for 2017

We are looking into improving the landscaping along with the appearance of the property. We will be starting our riser replacement program and this will continue until all risers are replaced. We will keep you advised as we begin these projects and finish others.

Elevator Status Update

The work began on the high-rise elevators mid-year 2016. As previously communicated, each elevator will take 8-12 weeks to be properly upgraded. All elevators should be modernized by the end of 2017.

New Security Company

Morguard Corporation hired a new firm and although there were some early trouble spots, we have been focussing on getting the new people up to speed. If you experience any concerning incidents with security, you may report these directly to our offices in 85. The new phone numbers for security are contained in this newsletter and in the newly updated Tenant Info Kit (available on the Ittaplus website).

New Cleaning Company

Morguard has also hired a new cleaning firm that has been operating since August 23. If you notice anything that is not being done properly, please bring it to the attention of our offices in 85. You can also contact the Morguard staff through the contact form at lttaplus.ca/contact-us/ and select 'Morguard'.

Composting and Recycling

There are full composting and recycling bins in each building. Many tenants are using these properly and regularly. It takes a few minutes each week to take down your materials and place them into the proper bins. Thank you to everyone who is doing this and we encourage all tenants to become part of the waste management efforts in the city of Toronto.

Bicycles

Please avoid bringing bicycles into the elevators. New bicycle racks will be installed to accommodate the influx of additional bicycles to the buildings.

Hydro Metering

There are hydro meters installed in every unit and occasionally a technician may need to check them. Existing tenants who stay in their current apartment have two options:

1. Continue to not pay for hydro
2. Pay for hydro with a rent reduction

If this second option is chosen, there may be a slight reduction in the tenant's rent to compensate for this regardless of how much hydro you are using, the reduced amount will be fixed and not vary with your monthly hydro bill. All new tenants or tenants changing apartment within the building will have no option but to accept the hydro metering and paying for it separately.

Insurance

It is the responsibility of tenants to have the proper insurance for their units. This includes insurance for your belongings, furniture etc., as well as liability insurance, if there is a fire or a flood originating from your unit. You must provide a copy of your current insurance to Morguard.

Pets

All pets must be on a leash on the property and in the elevators. Dog owners must use the side doors to exit the building. There is a dog run on the east side of the building where 'off leash' is allowed. Most pet owners are respectful of the rules and 'pick up' after their pets.

Areas for Children

There are several wonderful parks located across the street behind the school with playgrounds. We are considering a play area on the property. Some more thought will have to go into it before any final decisions are made.

Morguard Rental Rules and Procedures

Guest suites are available for your use. Regulations and costs can be found in the Leaside Towers Tenants Info Kit found at ttaplus.ca/about-us/morguard/leaside-towers-tenant-information-kit.

Elevator Booking

You must be ready to move in or out in a timely manner. Please be packed and ready to go. A recent example of not following this policy included booking the elevators for a day starting at 8am when the actual move took place at 4pm. With the current elevator construction, this additional pressure and annoyance for other residents could have been easily avoided.

If you are moving out, please consider other Morguard properties and you may want to closely examine the value you are receiving here at this Leaside Towers.

Leaside Towers Tenants Association (LTTA)

The LTTA is an excellent association to join to meet your neighbours and become involved and aware of the ongoing changes in the Leaside Towers. Meetings are held the third Tuesday of each month (except in July and August). Everyone is welcome to attend. Meeting reminder notices are posted in the elevators as well as on the website.

Please come to a meeting to see how you can become involved and informed about your unique home. Management representatives from Morguard attend the meetings to listen to tenants and respond to questions. Good communication between all of us is the goal. For further information, contact t_zwibel@rogers.com or call 416-421-0439.

Contact Information - Leaside Towers Morguard

Management Office	Hours: 8am to 10am & 2pm to 4pm Monday to Friday Closed 10 am-2pm daily*	
Senior District Manager	Amit Thakur	(416) 421-5580
Assistant Property Manager	To be determined	(416) 421-8109 ext. 27628
Building Managers	Elizabeth & Paul Zarzycki	(416) 421-8109 ext. 27625
Accounts Administrator	Andrea Konkoly	(416) 421-8109 ext. 27623
Site Administrator	Ana Ciumac	(416) 421-8109 ext. 27624
Rental Department	Hours: 11am - 7pm Monday & Tuesday; 9am to 7pm Wednesday to Friday; 10am - 6pm Saturday & Sunday	
Leasing Administrator	Sofica Alexa	(416) 421-2536 ext. 27630
Leasing Administrator	Ilda Riscado	(416) 421-2536 ext. 27626
Leasing Administrator	Ana Marija Forjan	(416) 421-8109 ext. 27629
Building Superintendents	Hours - 8am to 5pm, Monday to Friday	
85 Building	Dragan Stojic/Nikola Jordanoski	(416) 562-1568
95 Building	Zaldy Balde/Emmanuel Zaballa	(416) 305-9616
Security	Hours - 24 HOURS A DAY, 7 DAYS A WEEK	
85 Building		(647) 462-0404
95 Building		(416) 906-7970
After Hours Answering Service		(416) 207-8253

* Hours may vary from time to time and posted on the office door and on the website at ttaplus.ca/about-us/morguard/management-office-hours/