

TRICAR NEWS

RESIDENT BULLETIN

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Happy September!

We hope everyone has been enjoying a safe and healthy summer with the warm weather and beautiful sunshine. Our September Bulletin provides some important reminders, safety tips, maintenance updates and building manager appreciation.



Property Highlight - The Bayfront

We are excited that share that leasing has commenced at the Bayfront - 275 Front St. N. in Sarnia and the response has been incredible, exceeding our expectations. Furnished model suites and amenity space tours are currently open by appointment with a considerable wait list for future appointments.

Residents will enjoy the stunning waterfront views of Sarnia Bay and convenient location amongst downtown Sarnia & Centennial Park. Amenity spaces include a lobby lounge, fitness centre, media room with billiards, bar lounge and expansive outdoor terrace with panoramic views overlooking the bay and river.



General Friendly Reminders

As a Tricar resident, there are a few important reminders we would like to bring to everyone's attention:

Please keep your balconies clean and free of clutter. Flags and hanging flower boxes are not permitted. Due to unpredictable weather conditions please ensure any item left outside on your balcony is either properly secured or removed. Tenants are responsible for all personal property. We would like to take this opportunity to remind tenants to obtain tenant insurance.

Do not pour grease or other non-soluble liquids into drains. Wipes should not be flushed down the drain; they are not friendly to the building plumbing system. In the event a drain is clogged due to improper items being flushed, the plumbing charges will be billed to the resident.

We encourage residents to either donate or call Junk Removal for household items no longer needed.

Please only park in your assigned spot (where applicable). Visitor spots should be left open and available for guests of residents to use.

Filters should be changed every 3 months. Filters are available from your on-site Building Managers.

Have Feedback for Tricar?

If there are any items you would like to see included in our next newsletter, or if you have questions you feel many other residents would benefit from having answered in this forum, please let us know by emailing ttg@tricar.com

Building Manager Appreciation



Jessica Vincze
Building Manager



Domenic Vincze
Building Manager

The Renaissance; 71 King Street, London

We would like to introduce Jessica and Domenic Vincze as the new Building Managers at The Renaissance. Jessica and Domenic started with Tricar July 4th and have taken on the role swiftly.

With Building Manager experience under their belt they have transitioned nicely into the building by engaging with the tenants, management and trades. They have been a wonderful addition to the Tricar family.

Welcome to Tricar Jessica and Domenic!

Construction Update



Construction at 309 Southdale Rd. in London is now underway with the tower crane installed earlier this summer. Footings are almost complete and the parking garage concrete has commenced. Westmount Estates IV will be the last rental building to complete the Westmount Estates community.

Register now at tricar.com/westmount4 to receive construction and project updates.

On the Move

Termination of a tenancy is not automatically accepted at the end of a lease term. Sixty (60) days written notice from the 1st of the month must be given to your Building Manager or Tricar Head Office prior to your vacate date. In Ontario, when a residential lease expires, the tenancy automatically becomes a month-to-month tenancy.

Residents who want to move out before the end of their lease term, have the option to either sublet or assign their unit with the consent of Tricar Head Office. Once all paperwork has been completed and the application has been approved, the new tenant will be responsible to pay rent for the remaining months of the lease.

If you have plans to move, please contact your Building Managers for all required paperwork and more information.



Smoking

For all rental buildings, smoking is not permitted anywhere within the common areas of the building or within 15' of the entrances. In May 2018, the province of Ontario introduced a new standard tenancy agreement for all landlords and one of the inclusions is that tenants are not permitted to smoke in rental units, as well as on a balcony. This helps to promote healthier living for all residents and staff.

The Smoke Free Policy applies to all residents who signed a lease on or after May 1, 2018. Within our Tricar rental buildings, Westmount Estates III and Riverwalk are 100% smoke free. The rest of our rental buildings have tenants with leases signed before April 30, 2018, meaning these tenants will be "grandfathered" or exempt from the Smoke Free Policy for the duration of their tenancies. In order to be courteous to surrounding neighbours, we encourage these tenants to minimize smoking inside their units and while spending time outside on their balconies. Regardless of your lease commencement date, smoking cannot negatively affect or interfere with other tenants.

Tenant Spotlight

*"Hi I am Terry Abbott. I want to say a thank you to Tricar. I have lived in 800 Wonderland Road South since September 1993. I could have never found a nicer apartment or building to live in. I have always had the best service from Tricar. If I had a small maintenance problem the man they call 'Big Steve' would be there to help and John for so many years. I am saying a big thank you to all the maintenance staff. The one person I most thank for great service is the Building Manager. A big thank you to Deb, and her assistants Sultona and Wael. I have had the pleasure of meeting so many nice people in this building and I look forward to meeting more tenants. Again, I am Terry and I come with the Building. Thank you Tricar. Keep up all your great work to maintain a very clean and peaceful building.
- Terry Abbott "*