

Message from the President



I am extremely pleased to announce that Avrom Charach of Kay Four Properties has returned to the Board to continue as the Chair for the Ethics Committee as well as participate on the Political Action Committee. Avrom continues to bring a wealth of experience and

knowledge on a wide range of issues that affect all of us in dealing with the Act. I extend Avrom my sincere thanks for all his efforts and welcome him back as we continue to lobby different agencies for improvements that will benefit all landlords and owners throughout Manitoba.

Our October 20, 2010 general meeting set a record of 120 attendees and was largely successful due to our guest speaker, His Worship Mayor Sam Katz, and his speech regarding the vision he has for Winnipeg. Other highlights included the collection of food for Shaw's national food program named "together is amazing" which collected a full dump truck of food. This national program assists local food banks like Winnipeg Harvest fill the cupboards for the coming winter. The program runs until November 15th and for those who wish to yet donate, please contact your local Shaw representative for a pickup or drop off locations. Finally Mid-Land Commercial stepped up to sponsor the meeting, filled the stage with hundreds of items for the food drive and gave away some amazing prizes. Thank you to all for

making this ordinary meeting into a truly extraordinary and memorable occasion.

In addition, special mention to a couple of our members celebrating:

- Smith Agency Ltd. – Celebrating 100 years in business in Winnipeg
- Advance Robotic Duct Cleaning – receiving a Consumer's Choice Award – 2nd year in a row.

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Lori Klos, TCP-EVC, Administrative Assistant	957-1224

General Membership Meetings & Special Events
General Membership Meetings are held on the third Wednesday of the month. Registration 7:30 am Business Meeting 8:00 am

September 15, 2010 Sponsor: Kitchen Craft Viscount Gort Hotel, 1670 Portage Avenue
October 20, 2010 Sponsor: Midland Commercial Sales and Service Ltd. Masonic Memorial Temple
November 17, 2010 Sponsor: RAM Marketing—Manitoba Masonic Memorial Temple
December 15, 2010 Holiday Luncheon—12 noon Sponsor TBD Location The Fort Garry Hotel
January 19, 2011 Sponsor: Winnipeg Regional Health Authority Masonic Memorial Temple
February 16, 2011 Annual General Meeting Sponsor: Green Brothers Landscape & Snow Management Masonic Memorial Temple
March 15, 2011 The Suite Living Trade Show & Conference Marquee Sponsor: Johnson Waste Management Ltd. Victoria Inn Hotel & Convention Centre
April 20, 2011 Sponsor: Mother Natures Yard Care Service Masonic Memorial Temple
May 18, 2011 Sponsor: Under Lock & Key Masonic Memorial Temple
June 16, 2011 13th Annual PPMA Golf Tournament Larters at St Andrews

Board of Directors Meetings

(held at 7:30 am on the second Thursday of each month)

September 9, 2010	February 10, 2011
October 14, 2010	March 10, 2011
November 9, 2010	April 14, 2011
December 9, 2010	May 12, 2011
January 13, 2011	June 9, 2011

Authors are responsible for their expressed opinions and for the authenticity of all presented facts in articles. PPMA does not necessarily endorse or approve statements of fact or opinion made in this publication and assume no responsibility for those statements.

PPMA Newsletter is published four times a year by the Professional Property Managers Association for the information of its membership. Articles, comments and suggestions from members are welcome. For information about the newsletter or advertising opportunities contact:

Professional Property Managers Association
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ppma@mts.net www.ppmamanitoba.com
Executive Director: Shirley Tillett

2011 Advertising Rates
Business card \$80.00 per issue
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PPMA Newsletter Deadlines**Winter 2011 Issue**

Deadline for submissions— December 15, 2010
Distributed—Early January 2011

Spring 2011 Issue

Deadline for submissions—March 15, 2011
Distributed—Early April 2011

Summer 2011 Issue

Deadline for submissions—June 15, 2011
Distributed—Early July 2011

Fall 2011 Issue

Deadline for submissions—September 15, 2011
Distributed—Early October 2011

If you are a member of PPMA and would like to submit an article on a new product, service, trend, or a profile on a new staff member, please forward submission to ppma@mts.net.

PPMA Newsletter is published four times a year by the Professional Property Managers Association for the information of its membership. Articles, comments and suggestions from members are welcome.

We are currently accepting advertisements for the 2011 quarterly newsletter.

For information about the newsletter or advertising opportunities contact:

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Sponsors Wanted!

Sponsoring a PPMA event is another inexpensive way for you to showcase your product, services, and network with key contacts and receive more value from your membership dollars.

Benefits:

- Display table for your company literature
- Table top tent cards
- Agenda & Newsletter recognition
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- Opportunity to speak to the membership
- On site signage.

If you are interested in sponsoring the *PPMA Holiday Lunch* scheduled for Wednesday, December 15, 2010 please call the PPMA Office at 957-1224 for further information.

All PPMA General Membership Meetings Sponsorships have been SOLD OUT for the 2010—2011 year! Thank you for your support!

Governments Subsidize Homeowners

By John Dickie, President, CFAA

CFAA study finds massive favouritism to homeowners over renters Government benefits to homeowners six times higher than to renters

On average, the federal government provides six times the benefits to homeowners that it provides to people who rent their homes in the private market. Considering that tenants have only half the income of homeowners, that is outrageous.

With financial assistance from the Federation of Rental-housing Providers of Ontario (FRPO), CFAA recently obtained a research report identifying the total amount of program spending, tax credits and tax expenditures received by private-market renters and by homeowners from the federal government across Canada, and for each of the three levels of government in Ontario.

The key findings of Dr. Frank Clayton, an urban and real estate economist, are the following:

- In 2009 the Government of Canada spent \$15.8 billion in subsidies to homeowners, over twelve times the amount going to support renter households in the private market.
- On a per household basis, the federal government gives homeowners an average \$1,823 in subsidies, while renters only receive an average of \$308 per household.

Here are the figures for the federal government across Canada:

Tenure	Subsidies	Number of households	Average subsidies per household	Average pre-tax household income (2008)
Owners	\$15,816,000,000	8,677,662	\$1,823	\$91,122
Renters	\$1,264,000,000	4,109,370	\$308	\$43,794

The situation is very similar when one looks at the spending of all levels of government in Ontario. Total program spending and tax subsidies in Ontario amounted to an average of \$2,629 per homeowner household, but only \$395 per renter household. The

subsidy levels in other provinces are similar, including in Manitoba. A full copy of the report can be found at www.cfaa-fcapi.org.

“Homeowners receive a truly staggering array of subsidies and tax breaks compared to tenants”, said Vince Brescia, President and CEO of FRPO. “It is appalling that this regressive discrimination occurs despite homeowners having double the incomes of tenants on average. The net effect is that renters are forced to subsidize homeowners.”

CFAA will be using the report to advance our claims that renters deserve better treatment in order to move toward equal tax treatment with homeowners. A major benefit for homeowners is that the capital gains on their principal residence are not subject to income tax. On the other hand, rental property is subject to capital gains tax. Landlords pay the government, but in the competitive market that money comes from tenants’ rents. Deferring the tax on sale and reinvestment would reduce landlord costs, which should moderate rents. Tax deferral on sale and reinvestment in rental property would be a useful first step toward a fairer tax and subsidy system.

PPMA and other CFAA member associations can use the report to advocate for fairer property tax treatment. While the municipal property tax rates on residential rental property in Manitoba are the same as the property tax rates on owner occupied housing, the provincial education tax still discriminates against renters.

CFAA may also use the report to advocate for direct assistance to tenants in the form of rent supplements or portable housing allowances. Manitoba has taken some steps in that direction, although Manitoba needs to raise the maximum allowances to reflect inflation and the increases in market rents over the last 10 years.

There is still much work to be done to achieve fairness for renters (and landlords), from both the federal government and the government of Manitoba.

PPMA is one of 17 members of the Canadian Federation of Apartment Associations, the sole national organization representing the interests of Canada’s \$40 billion private rental housing industry, which provides homes for more than eight million Canadians.

Message From the President (Con't from page 1)

Most our summer has been spent dealing with the media on a variety of topics including the conversion of apartments to condominiums, pet policies in apartments and smoking issues in suite. Our position will remain that this is an over-regulated industry and additional regulations will only hinder progress as well as investment in this industry. We are and will continue to support the freedom of apartment owners to do as they see fit with their properties. Pet policies or as it is commonly referred to as "Fluffy's Law" has not succeeded and we will continue to voice our concerns about the increasing costs associated with suites that allow pets and more importantly the freedom for apartment owners/managers to choose. Smoking in suites will continue to remain at the Landlord's discretion however it will be grandfathered for those suites that currently have smoking residents.

Our previous newsletter made mention of some significant changes for both residents and landlords that were finally legislated on June 30

of this year. I am pleased to report that members of the political action committee had an unprecedented meeting with the Chief Commissioner of the Residential Tenancy Commission, Mr. Larry Kussin, that brought forward 10 major points for discussion. Avrom Charach will be elaborating in this newsletter and reporting on many of the items discussed. As we have with all three parties at the Legislature and with the Director of the Residential Tenancy Branch, I am pleased to report that we have established lines of communication with the RTC. This is positive and we hope to meet with this agency again in the future.

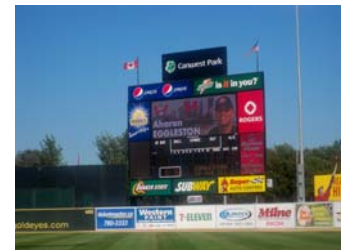
As the days become shorter and we Winnipeggers prepare for another Canadian winter, I extend best wishes to all our members for a great fall season and a mild winter!

Wally Ruban
PPMA President



Many of the PPMA members, their family and friends enjoyed their "Night Out with the Winnipeg Goldeye" which was held on Thursday, August 26, 2010.

Thank you to Kelly Smith and Larry Patey for organizing such a fun evening.



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Shaw Cablesystems—“Together is Amazing”

By Real Aubin, Shaw Cablesystems

TOGETHER IS AMAZING

As you may have already heard Shaw Cable has launched a new movement called ***Together is Amazing***. We are inspired by the idea that we are stronger when we work together. We are inviting all PPMA Members and Associates to join us on our first initiative, “**Fill the Food Banks**”. Our goal is to raise a million pounds of food across Canada by November 15th, 2010. It’s amazing because **every pound of food donated by the community is matched by both Shaw and Campbell Canada** (to combined maximum of 650,000 lbs).

As you know, our Canadian winters are cold, and the research we’ve done indicates that the need for food banks has never been greater. Food bank visitation is up 14% over last year alone and a third of those who rely on this service in Canada are children.

That’s why we’re asking for your support in helping us raise food – whether it’s in your office; with your tenants; or a personal food donation. We are open to ideas and are happy to support you with marketing materials including food collection boxes, bags and signage.

To PPMA members, one business or property manager donating to the food bank is great, but if all the businesses and property managers donate to the food bank, it’s amazing! On October 20th at the PPMA meeting, Shaw Cable, including Shaw TV, will be onsite with a Shaw dump truck ready to fill it with food donations to Winnipeg Harvest! Together, we can fill the stomachs and hearts of people in Winnipeg!



Anne Meinschenk
Director, New Business Development

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PPMA Golf Committee

By Kendra Jackson, PPMA Golf Committee Chair



PPMA donated \$10,000 to the Movement Centre at the September PPMA meeting. The money donated was raised at the PPMA Golf Tournament that was held in June.

Margy Nelson, Executive Director of The Movement Centre of Manitoba gave a brief description of the Movement Centre.

“The Movement Centre of Manitoba Inc. is a non-profit organization committed to improving the mobility, independence and self-esteem of children and adults through the teachings of “Conductive Education”. The Movement Centre assists people with cerebral palsy, multiple sclerosis, stroke, heat injury, motor delayed or Parkinson’s disease. Their goal is to help improve the quality of life for these individuals.

This program is not funded by government. In order to keep sessions affordable, The Movement Centre relies on fundraising initiatives to help subsidize the fees paid by the families. This is why the donation from the PPMA is so important.”

**PPMA Welcomes
the following new members:**

September 2010

- AluMen Ltd. — Phil Gussakovsky
- Fred Douglas Place Inc. — Kay Garrity
- Kens Carpets and More — Ryan Nemis
- King’s Electric Motors — Ray Lavallee
- Polaris Leasing Ltd. — Michael Casey
- Southport Aerospace Centre Ltd — Lindsay Ruban
- Exclusive Carpets — Jeff Lowe

October 2010

- Belfor Restoration — Graeme Barker
- DST Consulting Engineers Inc. — Tom Berthin
- Fred Douglas Society — Angie Januska
- VERICO One Link Mortgage & Financial — Meredith Hull
- Winnipeg Condo #4/Southwood Green — Lynn Furet – Harder

If you have an article of interest to the residential rental industry or would like advertising information for this publication, please contact the PPMA at 957-1224 or email ppma@mts.net

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PPMA Meeting With Commission of the Residential Tenancies Commission—October 8, 2010

By Avrom Charach, BA, CGA, Vice President, Kay Four Properties Inc.



Wally Ruban, President of the PPMA set up an historic meeting with Larry Kussin, Commissioner of the Residential Tenancies Commission on October 8, 2010. I had the honor of attending with Wally as we brought our general

questions and concerns to the Commissioner on behalf of the PPMA. Also in attendance were Alex Moreton, Assistant Deputy Minister (ADM), and Laura Gowerluck, Director of the Residential Tenancies Branch.

There was a clear message sent by the Commissioner that all decisions made by the RTC are based on the facts and the presentation of them at hearings. The RTC takes first party testimony of witnesses who are presented much more seriously than written testimony so they encourage us to bring in caretakers or others to counter tenant's assertions. They note that improperly filled out (or missing) condition reports are one of the largest impediments to landlords proving their cases. The Commissioner also noted that he and his staff do not discuss decisions made by the independent panels.

The following is a partial list of questions we asked and summary answers. Call Wally or myself if you need any further clarification.

Mediated Agreements. We suggested to the Commissioner that the RTC could write up mediations just as the RTB does if both parties agree to one, and then cancel the hearing. The Commissioner indicated they have not issued mediated agreements before hearings, but they regularly write up consent orders at hearings, which are very similar. The ADM assured us that they will see if there is a way to have these completed before a hearing if all parties agree. This can speed up decisions and reduce costs.

Who is a panelist. We suggested that it has been many years since a PPMA member and/or large landlord appeared to be appointed to the RTC. We believe it appropriate to have at least one such landlord on panels since we work within the Act every day. The ADM and Commissioner

reminded us that panelists need not be landlords, only understand the plight of the landlord. That being said they did not disagree, in fact the Commissioner said he would love experts in the field. They reminded us that the appointment of panelists is handled by the governing party, not them. They asked to provide a list of people who we thought might best know the "plight of landlords" to the province. They will forward this to the Minister/Cabinet for their decision.

Director's Policy and/or Appearance of bias. We are to bring forward an example(s) of apparent bias or when it appears Director's policy is not followed at the RTC. They will look into such cases but remind us that these be misunderstandings of how they work. They also could very well be times when a tenant and their witnesses say something in person and the landlord does not have their own witnesses present. As I wrote before the best way to ensure success in your case is to bring in first hand witnesses to back up documented evidence.

Time for decisions. The RTC aims for 30 business days which is 45 calendar days. There are times they fall behind based on case load and situations with certain Deputy Commissioners. They are behind on Part 9 decisions right now (Above Guideline Increases) they have no less than 50 Part 9 Appeals received in the last few months which is unprecedented. Other times a Deputy Chief Commissioner (the lawyer on the panel) gets delayed due to their workload. The Commission cannot control this. They make every effort to have OP decisions issued within 1-3 days, often rendering their decision at the hearing so both parties know whether a tenant is ordered to leave or not.

How many decisions at the RTB get overturned at the RTC level and why. In answer to this question I paste an excerpt from the Department's Annual Report for 2009/10 (April 1, 2009 to March 31, 2010): These were sent to us by the ADM. This does not exactly answer our question since we do not know exactly why a decision was overturned or in whose favor. Such statistics are not kept. What

PPMA Meeting With Commission of the Residential Tenancies Commission—October 8, 2010

By Avrom Charach, BA, CGA, Vice President, Kay Four Properties Inc.

is important is that close to 70% of orders are upheld or varied. This leads one to believe that, all things being equal, the RTB is making good decisions which the RTC does not overturn.

Caretakers units. (in Applications for Rent Increase). There appears to be inconsistent treatment of these units in decisions at the RTB/

Orders upheld	179	30%
Orders varied	229	39%
Orders rescinded/overturned	60	10%
Orders withdrawn/settled	93	16%
Orders cancelled	5	1%
Pending	5	1%
Orders denied	18	3%
Total	583	100%

RTC. When they saw this question, the Director informed us there is a Director’s policy being written up right now regarding this matter. It will be followed at both the RTB and RTC level. They will be asking for landlord feedback of the proposed policy. Laura will call Wally for appropriate representation for feedback.

Using the RTC as a stall tactic. In summary all present feel our pain but are not sure they can do anything about this without denying people their right to appeal. The Commissioner is fully aware some people will pay an appeal fee to delay but one cannot be 100% sure that a party is only paying their filing fee this time to delay the enforceability of an order until a hearing is held. They did remind us (as we knew) that there are landlords who use this stall tactic as well.

RTC Hearing the same matters two or more times. This is most commonly seen at hearings under Part 9. Landlords complain that, after a hearing is held, the RTC contacts them and states that they want to hold an additional hearing, opening the matter up for the whole building. The Commissioner informed us that this is a matter under S 164 of the act which reads “The parties to an appeal are... and any parties added by the commission.”

What the Commissioner was saying was that under the precepts of Natural Justice and fairness, if the Commission becomes aware, at any time before a final decision is rendered, that parties, be they the landlord or the tenants, would be unfairly impacted by a decision they have a duty to add more parties to a decision. That way the final decision will apply fairly to all potential parties. This will be applied fairly to both parties but usually landlords cannot take advantage so usually the RTC will not reopen it for all parties if they find the landlord should have been granted higher rent. I explain.

The RTC starts its calculations and sees that the Orders may be for significantly more or less than applied for. When it is less than applied for they can always apply their decision to all so they will open the hearing up to all. When they see it is for more, they will not open the hearing to all unless they have the opportunity to grant the higher value to all. Since landlords rarely notify tenants that rent is to increase by more than what they apply for the RTC rarely uses S164 to favor landlords. It is just coincidental that this is what happens.

What this tells me is that we should all notify our tenants that we applied for more than we did so that, if it is appealed, and if the RTB or RTC finds a positive mistake, they can give it to us. I actually do that at the RTB level all the time, having once being told that I would have been granted \$2 more if only I had applied for it. I use a category called Allowance for Error, which is taken out by the RTB or RTC if there is no error, but allows an upward adjustment.

In closing, this unprecedented meeting opened doors for communication. In point of fact, the meeting was scheduled for one hour but we spent close to two hours in discussion. In the end there is a commitment made both by the PPMA, as industry representatives, and by the ADM, Commissioner, and Director, that the doors are open for comments and for examples of problems and ways to improve the system. We thank Mr. Kussin, Ms. Moreton and Ms. Gowerluck for taking their valuable time to meet with us.



Celebrate the season with us...

PPMA members and staff are cordially invited

to attend the

Professional Property Managers Association Holiday Luncheon

on

Wednesday, December 15, 2010

Reception 11:30 am

Crystal Ballroom, The Fort Garry Hotel

222 Broadway

Winnipeg, Manitoba

Admission \$31.50 gst included/person

Cash Bar will be available


*To register for this event please complete the registration form found on
page 11 of the newsletter and email to ppma@mts.net or fax to 957-1239*

For more information about this event please contact:

PPMA office at 957-1224 or email ppma@mts.net or

Kelly Smith, Shindico Realty at 928-8215 or email ksmith@shindico.com or

Larry Patey, WRE Development Ltd. At 889-5409 or email lpatey@wredevelopment.com.





Contact Person: _____

Company: _____

Mailing Address: _____
(for ticket distribution purposes)

Phone: _____ Fax: _____

Email: _____

PPMA Holiday Luncheon Registration

Please indicate the names of the names of the guests attending.

Guests Names

(please print)

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

of guests attending _____ x \$31.50 = \$_____

PAYMENT/REGISTRATION OPTIONS

(Please note that payment must accompany registration)

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2010 Fall Term - Continuing Education

APMT-1001 Building & Grounds Maintenance

Location:	Notre Dame Campus	Dates	Nov 16/10—Nov 16/10
Class Days	Tu	Time	9:00a - 5:00p
Section	49426	Cost	\$120.00

APMT-1002 Property Mgmt Customer Service

Location:	Notre Dame Campus	Dates	Dec 9/10—Dec 9/10
Class Days	Th	Time	9:00a - 5:00p
Section	49444	Cost	\$120.00

2011 Winter Term - Continuing Education

SAFE-1038 Fire Presentation Safety

Location:	Notre Dame Campus	Dates	Jan 21/11 - Jan 21/11
Class Days	F	Time	9:00a - 5:00p
Section	50979	Cost	\$115.00

SEMR-9078 Nonviolent Crisis Intervention ® Training Program

Location:	Notre Dame Campus	Dates	Jan 8/11 - Jan 9/11
Class Days	Sa/Su	Time	9:00a - 5:00p
Section	53176	Cost	\$229.00

APMT—1004 Residential Tenancies Act

Location:	Notre Dame Campus	Dates	Mar 26/11 - Mar 26/11
Class Days	Sa	Time	9:00a - 5:00p
Section	51009	Cost	\$120.00

SAFE-1444 Safety and Due Diligence

Location:	Notre Dame Campus	Dates	Feb 22/11 - Feb 24/11
Class Days	Tu/Th	Time	5:00p - 9:00p
Section	51010	Cost	\$115.00

To register for any of the above courses please visit the
Red River College website at <http://www.rrc.mb.ca>



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Education:

Throughout the year we host a variety of events and produce a number of publications that help to further the education of our members and their staff, such as:

- Annual Conference & Trade Show
- Educational Sessions
- Quarterly Newsletter
- Annual Golf Tournament
- Various networking and social activities
- Committee Involvement
- Monthly General Membership Luncheons
- Winnipeg Chamber of Commerce Activities
- Industry related Media Advisories
- Access to industry reports and research

Representation:

As the sole voice for the residential rental industry in Manitoba, we constantly strive to foster and maintain strong relations with all levels of government,

neighbourhood associations and other industry peers. We are also a member of the Canadian Federation of Apartment Associations to advocate for the interests of Manitoba landlords on federal issues, especially housing policies and the taxation of rental housing. The PPMA also has legal support from an industry specialist in the Residential Tenancies Act.

Support:

When you have a question or need help, our friendly, knowledgeable network of industry peers and professionals provide assistance to all members through the PPMA office.

Volunteering:

You can be a part of the PPMA decision process while expanding your knowledge and industry contacts by volunteering your time and talents on one of our many committees.

Discounts:

We are pleased to offer member exclusive discounts through our Member Advantage Program. See below.

Associate Member Benefits

Education:

Throughout the year we host a variety of events and produce a number of publications that help to further the education of our members, to which many of our associate members regularly contribute, such as:

- Annual Conference & Trade Show
- Ongoing Education Sessions
- Quarterly Newsletter

Expanded Business Market:

You have access to Property Owners & Managers that manage over 60% of the Manitoba residential rental universe.

Sponsorship/Advertising:

There are numerous events and publications throughout the year that are available for sponsorship where your company and products/services will take centre stage. With very competitive sponsorship rates and a host of

fantastic sponsor benefits you will surely find everything you need to meet your audience:

- Annual Conference & Trade Show
- Quarterly Newsletter
- Member Social Evening
- Annual Golf Tournament
- Annual General Meeting Luncheon
- December Holiday Luncheon
- Monthly General Membership Meetings

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Member Advantage Program Supporters

The Brick Warehouse Corporation—Special “members only” pricing on all furniture and appliances (Call Kraig Bradley for details 788-6535).

Mabe Canada Inc.—Wholesale pricing on retail G.E. Appliances (Call Sandra Pember for details 925-7302).

Coast Wholesale Appliances—Special “members only” pricing on all appliances (Call Jordan Hammond for details 786-8811).

Dufresne Furniture & Appliances—Special “members only” pricing on all furniture and appliances (Call Rick Buchan for details 770-7919).

Equifax Canada—Special “Industry Pricing” available. (Call Stephen Brown for details 995-0034).

Home Renters Guide—Discounts off regular rate card (Call Don Walters for details 949-6409).

Imperial Flooring—Special “members only” pricing on all flooring (call Gord Martens 632-6366 for details)

Rona Home & Garden—“Professional Advantage Card” providing a 10% discount on eligible items (call Ryan Sapach 204-995-9674 for details)

Shaw Cablesystems—Free residential installation and time-limited programming (Call Paul Kochanski for details 480-3535).

Priority Restoration/Steamatic—Special members only discount on all emergency restoration and deodorization. (Call Ron Maurer for details 786-3344)

Super-Lite Lighting—Specially tailored pricing for PPMA members on all lighting and fixtures (Call Stuart Pudavick for details 989-7251).

1-800-GOT-JUNK? - PPMA members only 15% discount off of any job that is larger than our single item price or minimum job size price. (Call Keith Clark to set up your account – 775-5865)

If you would like to join our Member Advantage program, please call the PPMA office at 957-1224 or email ppma@mts.net.

Resources for Landlords, or just helpful “tips”

By Mario Lopes, Chair, Energy & Environment



We as landlords often spend much time searching for information or procedures or “tips” that aide us in our daily activities. I happen to

volunteer a large portion of my time with various groups, whether for profit or not for profit and I find myself time and time again hearing the same questions and concerns, so obviously it would be so much easier if there was one place, such as a website that could answer most of if not all of our routine questions and concerns. Whether you are a large professional property management organization or a smaller “mom and pop” operation with a duplex in Winnipeg’s inner city, eventually we all come across the same questions regarding our businesses. So I wanted to ask, or rather beg our vast majority of expertise on this association; what tips have you learned that you can share with the rest of us? I am looking for anything of value and let me give you some examples; I have personally found that if attending an RTB hearing, that if I prepare a quick summary of facts sheet and provide it to the hearing officer at the end of the hearing and suggest that it can be used to quickly sum up the critical points that I believe the hearing officer should take into account before making his or her decision has resulted in favourable decisions on my part. Many of the hearing officers later tell me that it was very easy to review the notes of the hearing thanks in large part to my facts sheet. Now, do most property managers know about this “tip”. Probably yes, but there are many property managers out there that did not know about this technique until now. This is a small example of what I am hoping to gather as information and resources for landlords.

On another topic, many of us are also in the business of redevelopment of our properties and obviously we all know that Manitoba Hydro has incentives for upgrading to new windows, but do you know that if you spend a small additional amount of money and install double coated low e film on your new windows, the incentives are

increased to cover the extra costs of the additional low e film.

For the rooming house landlords, there is a pilot project in the West Broadway area where a local non-profit group call RAY (Resource Assistance for Youth) works with homeless youth or youth at risk. This pilot project has allowed RAY to start up a minor maintenance service which cuts the grass, and shovels the snow for rooming house landlords. They can also do minor maintenance and cleaning of the common areas in your rooming house. The program has worked very well so far, and some of the youth have even become “house captains” in these rooming houses.

Not to mention the hard work that the membership committee of the PPMA will be providing to various property managers, big or small with regards to access to the RTB orders system, which allows property managers to investigate any previous orders against tenants. Another excellent service is a bulk credit check system which allows the smaller landlords access to more competitive rates when investigating prospective tenant credit histories.

The ideas and “tips” are endless, and this is what I see as assistance to all landlords in working towards a successful future in our industry.

Therefore, I hope to see my email inbox flooded with your ideas and suggestions and “tips” Please email me directly at mario.lopes@mts.net.

Mario Lopes, Chair
Energy & Environment

To see how membership with the PPMA can help you with direct contact to your target market visit:

www.ppmamanitoba.com

There are a host of benefits to becoming an associate member. Call the PPMA office at 204.957.1224 for details.

PPMA General Membership Meeting—September 15, 2010

At the September 15, 2010 PPMA General Membership Meeting, The Winnipeg Police Services delivered a presentation entitled:

SEARCH WARRANT PROCESS

which outlined a brief synopsis of a typical police search warrant investigation as it pertains to landlords.

- Receive information.
- Verify information.
- The background of the individuals.
- Background of Location.

Most commonly ASKED questions by a landlord after the search warrant has been executed:

- Why didn't you just ask for a key?
- What was your rush?
- Who is going to pay for the damages?
- Why didn't you wait for someone to come out of the suite?

The Education Committee are currently intending to schedule a session with The Winnipeg Police Service at the PPMA 2011 Suite Living Trade Show and Conference....presented by Johnson Waste Management Ltd.

If you have an article of interest to the residential rental industry or would like advertising information for this publication, please contact the PPMA at 957-1224 or email ppma@mts.net



Winnipeg Police Services Representatives

L to R: James A. Poole, Inspector, Winnipeg Police Service Community Support; Dave Thorne, Superintendent Uniform Officers; and Rod Hourd, Sergeant, Organized Crime Unit



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