



June 2017

BUILDING SECURITY

There is an ongoing issue with undocumented people residing at The Garment Factory Lofts, which causes security concerns.

Owners are reminded that the Declaration and Rules of Toronto Standard Condominium Corporation No. 1956 govern residency and leasing, including the following:

- Within 30 days of leasing a unit, the Owner shall notify the Corporation. If a lease is terminated, the Owner shall notify the Corporation.
- Residential Units shall not be leased or sub-leased for a period shorter than one (1) month. In addition, a Residential Unit shall not be leased more than four (4) separate times in any one calendar year. As such, hotel-style rentals (e.g. Air BnB) are prohibited.
- Prior to the tenant being permitted to occupy a unit, the owner shall provide a completed Tenant Information Form, a signed Tenant's Undertaking and an executed copy of the Offer to Lease and the Lease itself. Should such documentation not be provided prior to the commencement of tenancy, the person(s) shall be deemed a trespasser.
- Sub-letting is prohibited.
- Owners shall supply the names of all residents and tenants of all Residential Units and the license number of all motor vehicles that are parked in parking units.
- The owner shall supply his current address and telephone number during the period of occupancy by the tenant.

If you rent your unit, please remind your realtor of these terms.

The service elevator must be booked in advance of all move-ins, move-outs and deliveries of large items. Please call Maple Ridge Community Management at 905-507-6726 or e-mail: customerservice@mrcm.ca

In the event of any questions, please call Maple Ridge Community Management at: 905-507-6726.

Please do not hesitate to contact the Property Management office if you require a copy of the Declaration, By-laws and Rules of TSCC 1956.