



LandLord

PROPERTY & RENTAL MANAGEMENT INC.

Property Management **Fees & Services**



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PROPERTY & RENTAL MANAGEMENT INC.

LandLord is your one-stop shop for all your property management needs. We help landlords like you, invest in rental property, build and add rental units, manage leasing, property maintenance, rent collection, and more.



Why Our Clients Love Us

My husband and I have been working with this company since our first home purchase in 2015 and have nothing but + things to say about their services. I highly recommend this group to manage your rental/income properties. They have found us high quality tenants and made sure that any maintenance that needed to be completed on our home was taken care of efficiently and in a cost-effective manner.

*Samantha Borland -
Property & Rental Management Services Client*

AVAILABLE PROPERTY MANAGEMENT SERVICES

REPAIRS AND MAINTENANCE | 24/7 EMERGENCY AVAILABILITY

We offer repairs and maintenance services for emergency and non-emergency situations. We're available on weekends or at night if something comes up.



ORGANIZED & ON-TIME RENT COLLECTION

We collect rent on your behalf and transfer the funds to your bank account, every month.



TIMELY PAYMENT OF PROPERTY EXPENSES

Our accounts receivable and payable team handle all your expenses with full transparency. All copies of paid invoices are available on the client portal.



EXPERT TENANT MANAGEMENT

We handle communication, conflict resolution, and tenant management on your behalf.



REAL-TIME ONLINE REPORTING

Full access to the client portal, available 24/7 from any device, anywhere in the world with a highly secure, multi-factor authentication system.

- Month and year end statements
- Copy of invoices
- Inspection reports with photos



RENT WARRANTY PROGRAM

We offer a rent warranty program so you can easily budget and project your earnings without worry of a defaulting tenant.



MULTI PROPERTY DISCOUNTS

For large portfolios, we offer enterprise pricing with multi-property discounts. Contact our team to learn more.



AVAILABLE PROPERTY MANAGEMENT SERVICES

INITIAL PROPERTY INSPECTION

Upon assuming management of the property, we conduct an initial inspection. This first assessment helps establish a baseline for the property's condition at the time of takeover.



MOVING INSPECTIONS

Every time someone moves out, we carefully inspect the house to identify if there is any damage, and reposition the property for maximum rental income.



FALL INSPECTIONS

Fall inspections ensure the property is in good condition for the winter season. We check smoke alarms, carbon monoxide detectors, shut off outdoor water taps and assess how tenants are maintaining the property.



SPRING INSPECTIONS

Spring inspections ensure the property is in good condition moving into summer. We check smoke alarms, carbon monoxide detectors, and assess how tenants are maintaining the property.



NON-RESIDENT TAX

Be informed and get notified by our team on when and what to submit to the CRA. We provide all necessary guidance and answers to all your questions.



PARALEGAL FEES (IF REQUIRED)

For those rare occasions, we're equipped to guide you through the process to mitigate exposure and losses.



CROSS-TEAM COLLABORATION

When you involve us in your property ownership journey, our teams will collaborate to ensure you get the most out of your property: the most value, the most profit, the most success.

- In-house property managers
- In-house realtors
- In-house construction managers and designers



AVAILABLE PROPERTY MANAGEMENT SERVICES

TENANT PLACEMENT

Our expert leasing team will advertise your rental property thoroughly and effectively to attract top tenants. Then, we'll screen your tenant applicants and present you with tenants that fit. **What's included:**



ADVERTISING

- Expert Assessment of Rental Value through Market Analysis and 28 Years of Business Experience
- Listing and Promotion on our Website, MLS, and Other High Traffic Platforms such as Padmapper, Zumper, Craigslist, etc.
- Property Showings




TENANT SELECTION AND SCREENING

- Evaluation of Overall Tenant Suitability
- Comprehensive Tenant Screening, including:
 - Full Credit Check
 - Social Media Check
 - Employment and Landlord Reference Verification
- Approval by the Property Owner



LEASE EXECUTION

- Lease Signing
- Lease Agreement Review
- Payment of First and Last Month's Rent
- Setting Up Automatic Payments or Online Bill Pay
- Key Exchange and Move-In Inspection with the Tenant



All our professionals are experienced and dedicated to your success. Some of our team members are landlords themselves, and members of the Toronto Real Estate Board, providing firsthand knowledge and insights to better serve you.

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PROPERTY & RENTAL MANAGEMENT INC.

Elevating and simplifying the property management experience, for owners and investors, since 1995

Contact Us Today

For more information about our services or how to have your property or unit professionally managed schedule a call by filling out the form on the QR Code, or contact us through the contact information below:



☎ 416-462-3800, Ext. 1

✉ propertymanager@landlord.net

🌐 www.landlord.net