

## *Available* Property Management Services

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### **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.



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### **ORGANIZED & ON-TIME RENT COLLECTION**

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



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### **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.



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### **EXPERT TENANT MANAGEMENT**

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



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### **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



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### **RENT WARRANTY PROGRAM**

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



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### **MULTI PROPERTY DISCOUNTS**

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



*Prices may vary depending on your property type. Please consult with our sales team for pricing details or estimate your fees online using our interactive [fee calculator](#).*

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### **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.



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### **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.



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### **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.



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### **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.



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### **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.



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### **PARALEGAL FEES (IF REQUIRED)**

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



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### **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



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### 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.



# LandLord

PROPERTY & RENTAL MANAGEMENT INC.

## Contact Us Today

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