

RENTAL GAZETTE

THE VOICE OF THE RESIDENTIAL RENTAL INDUSTRY

ARLA



Alberta Residential Landlord
ASSOCIATION

The Voice of the Residential Rental Industry

ISSUE 3
VOLUME 29
FALL 2024



2024 AGM and Christmas Luncheon

Join us on November 15, 2024 at the Chateau Louis Conference Centre for our Annual General Meeting and Christmas Luncheon from 11:30 to 2:00 pm.

Prizes galore, Sponsored cocktails, Entertainment by Mike Dambre, Comedian, Turkey Lunch and don't forget the Photo Booth! Holiday Luncheon Sponsor - Home Depot! See Page 2 for details.

CONTACT ARLA

208, 10544-106 St. Edm, AB T5H 2X6
Ph 780-413-9773 Fx 780-423-5186

The opinions expressed in any article in The Rental Gazette are those of the author of that article and not necessarily those of the Alberta Residential Landlord Association.

INSIDE THIS ISSUE

AGM & Xmas Luncheon	2
Feature Article Cont	3
President's Message	4
Editor's Message	5
Executive Director Report	6
Golf Highlights	7
Welcome New Members	9
Leveraging Technology	22
ARLA FAQ	23
Solar Rebates	23
Utility Update	24
Mental Health Resources	25
Service Member Directory	26

WHAT IS AN OFFENCE UNDER ALBERTA'S RENTING LAWS?

BY JUDY FENG, STAFF LAWYER, CENTRE FOR PUBLIC LEGAL EDUCATION ALBERTA (CPLA)

This article was first published in CPLEA's (www.cplea.ca) digital magazine, LawNow (www.lawnow.org)

How familiar are you with offences in renting? In many provinces, tenancy laws include offences. In Alberta, most offences have to do with landlords breaching specific sections under the Residential Tenancies Act (RTA). For example, section 60 of the RTA lists other sections of the Act that are offences if a person does not follow them.

Section 60 also outlines the maximum fines for each of those offences. Depending on what the offence is, a landlord can face a maximum fine of \$5,000 or \$10,000. For example, if a landlord fails to pay interest on a security deposit, they can face a maximum fine of \$5,000. But if a landlord fails to give the minimum required notice of a rent increase, they can face a maximum fine of \$10,000.

There is one offence that a tenant can be guilty of. It is an offence for a tenant to change the locks on a rental property without providing a key to the landlord. In these cases, a tenant can face a maximum fine of \$5,000.

Under the RTA, there is also a limitation period of 3 years for offence proceedings. This means that Service Alberta must start proceedings about the alleged offence within 3 years after it occurred.

Offences Versus Remedies

Only Service Alberta can charge someone with an offence. This is different from a tenant or landlord pursuing a remedy for a breach.

For example, a landlord keeping a security deposit without completing proper inspection reports is a breach of the RTA. In such a situation, the tenant can take the landlord to the Residential Tenancy Dispute Resolution Service (RTDRS) or the Alberta Court of Justice to get their security deposit back.

The tenant can also make a complaint with Service Alberta. Service Alberta may investigate the complaint and warn, fine, or take the

CONTINUED PAGE 3



ARLA
Alberta Residential Landlord
ASSOCIATION

The Voice of the Residential Rental Industry

AGM & Christmas Luncheon

November 15, 2024

11:30 am - 2:00 pm

Join us for a festive celebration featuring a delicious turkey lunch, 2 complimentary drink tickets, a fun photobooth, a comedian, and prizes!



We are thrilled to announce that the hilarious Mike Dambra will be our special guest comedian at this year's AGM & Christmas Luncheon!



FEATURE ARTICLE: CONTINUED FROM COVER

BY JUDY FENG, STAFF LAWYER, CENTRE FOR PUBLIC LEGAL EDUCATION ALBERTA (CPLEA)

landlord to court if they found the landlord committed the offence. But Service Alberta will not pursue the landlord to

get the money back for you - they focus on the offence, not the breach.

To illustrate this difference, think of the role of police in a car accident. Imagine that a driver runs a red light while you are going through an intersection. They damage your car, and you end up with injuries. You call the police.

You could sue the driver in civil court to fix the car and for financial damages because the driver hurt you. However, the police will not help you get money for repairs or financial damages. That would be your (or your insurance company's) role.

However, the police would investigate to determine if the driver committed a crime by not stopping at the red light and decide whether to lay any charges. These charges would go through criminal court.

The role of the police would be like the role of Service Alberta in a RTA offence. Not only can they investigate offences, but they can also take enforcement action by issuing a written warning, or a violation ticket with a penalty or mandatory court appearance.

So, you may be wondering at this point what is the point of making an offence complaint under the RTA?

Sometimes, making a complaint will help get a person what they want without having to invest time and money in bringing an action against the other side through the RTDRS or court. But that of course depends on whether the breach is an offence under the RTA.

In the earlier example of a landlord keeping a security deposit without completing proper inspections, a tenant can make a complaint to Service Alberta. If Service Alberta pursues an investigation, the landlord may become aware that they are breaching the law and might voluntarily return the security deposit to the tenant.

Offences Versus Illegal Acts

Sometimes there is confusion about offences and "illegal acts" under the RTA.

The RTA bars tenants from committing illegal acts. Under section 21, tenants have a responsibility (also known as a "covenant")

to not perform any illegal acts in the premises, the common areas, or the property they form part of. We hear from people wondering whether an illegal act is something that a landlord personally considers illegal or if an illegal act means a criminal conviction.

As the RTA is legislation covering civil matters, the standard of proof is on a balance of probabilities. What is an "illegal act" for the purposes of the RTA is for the courts or RTDRS to decide. It will also depend on the circumstances. The courts have also commented that an illegal act under the RTA includes criminal acts under criminal law.

Unlike alleged offences committed by landlords (or in rare cases, tenants), Service Alberta does not investigate alleged illegal acts committed by tenants. If anyone has concerns about possible illegal acts occurring on a rental property, they can make a confidential report to Safer Communities and Neighbourhood (SCAN), a unit of the Alberta Sheriffs. If a crime has been committed or is being committed on a rental property, call the local police.

A Little Recap

In summary, there are sections in RTA covering what breaches are offences. Most offences have to do with landlords breaching specific RTA sections and can result in a landlord having to pay fines. A tenant who thinks their landlord has committed an offence can make a complaint with Service Alberta. Service Alberta has the power to investigate the complaint and warn, fine, or take the landlord to court over the offence. That said, they cannot pursue the landlord for any financial damages or other remedies arising out of the offence on a tenant's behalf.

However, do not confuse offences with the term "illegal acts" under the RTA - more specifically, a tenant's responsibility to not commit illegal acts under the RTA. As the RTA is civil legislation, it is up to the courts or the RTDRS to decide whether a tenant committed an illegal act on a balance of probabilities.

For more information, refer to Service Alberta's RTA Offences tipsheet.

Jingle & Mingle

Celebrate the holiday season with us!

Join us for an open networking event at Brewsters Unity Square, where you can connect with professionals from various industries. ARLA has reserved a section but please note that everyone will be responsible for their own tab.

December 5, 2024 3-6pm



 www.albertalandlord.org



PRESIDENT'S MESSAGE FALL 2024

BY ROXANNE JOHNSON, ARLA PRESIDENT 2024

What an exciting summer it has been being an ARLA member! In July we had our **Member**

Appreciation BBQ. We had over 200 register. It could not have been a more perfect day! Great weather, food and networking. We love saying thanks to our members during this event.

Our first **Lawn Bowling** event held in the middle of August was a great success. We had a great turn out, great weather and everyone had a fun time.

The Annual ARLA Golf Tournament was held in September. We expanded this event to 27 holes this year because it always sells out and we wanted to give more of our members the opportunity to attend this great event this year. Talk about great weather! Plus 30 degrees. No frost delays this year. I had the privilege of working at the team photo booth and met a lot of you that day. I was gifted with having the opportunity to get to watch the skills many of you have doing the "wasp jig" the talent of our ARLA members is astonishing!

Last but not least this has been and informative summer. ARLA's social media messages and posts **Did You Know?** are very informative! Like and follow us on Facebook, LinkedIn and Instagram and you too will be in the know. As you may have noticed I believe in lifelong learning and love to coach others in this industry. What a great way to learn something new today! It is always a great day when you learn something new.



PLEASE FOLLOW, LIKE & SHARE ARLA'S SOCIAL MEDIA PLATFORMS!



INSTAGRAM



FACEBOOK



TWITTER



LINKEDIN



EDITOR'S MESSAGE FALL 2024

BY RAPHAEL YAU, CHAIR RENTAL GAZETTE

Market Update Fall 2024

It's hard to believe that it's already time for the fall gazette! With the

unpredictable weather this summer, coupled with smoke from various wildfires across Western Canada and the Territories, many summer plans seemed to hinge on "weather permitting." I hope you all had a wonderful summer despite these challenges. A big thank you to everyone who participated, sponsored, and volunteered at the ARLA Golf Classic Tournament at the Quarry Golf and Event Venue. It was an even bigger and better event than in previous years. Special thanks go to Donna, Brittany, Kelsey, and all the volunteers and sponsors who made sure everyone had a great time.

Alberta continues to experience significant population growth, following a trend of rapid increases. By April 1, 2024, the province's population reached approximately 4.85 million, an increase of 49,140 residents in just the first quarter. This growth has been driven by both international immigration and interprovincial migration, with Alberta gaining over 130,000 new residents from abroad and more than 55,000 from other parts of Canada in 2023. Alberta's strong appeal is fueled by job opportunities and relatively affordable housing.

The Government of Canada is urging businesses to prioritize hiring Canadian workers as it implements new restrictions on the number of low-wage temporary foreign workers allowed in the country. Additionally, Ottawa is considering lowering its annual permanent residency targets, which could represent a significant shift in the Liberal Party's immigration policy. Amid growing criticism of the recent increase in temporary foreign workers, the federal government is reinstating pre-pandemic regulations that make it more challenging for businesses to recruit low-wage workers from abroad.

Edmonton's rental market in fall 2024 is under significant pressure due to a combination of factors. Strong population growth and economic resilience, especially in the tech and energy sectors, have driven up demand for rental units. However, this demand is outpacing supply, leading to rising rental prices and declining vacancy rates.

In 2024, Edmonton experienced the steepest rent increases among Canada's major cities. The average rent for a one-bedroom apartment reached approximately \$1,479, reflecting a 17% annual increase, while the vacancy rate dropped to 2.4%, highlighting tight

market conditions. Rent for two-bedroom units is projected to continue rising through 2026, potentially reaching \$1,554. Despite efforts to increase housing starts, the supply of rental units remains insufficient to meet the growing demand, a trend that is likely to persist unless there is a significant increase in construction aimed at addressing these shortages.

The Bank of Canada recently cut interest rates for the third consecutive time, reducing its benchmark lending rate to 4.25%. These rate cuts have had a mixed impact on Edmonton's housing and rental markets. While the cuts sparked a slight uptick in homebuyer interest, the overall effect on the housing market has been modest. Edmonton has seen some improvement in home sales compared to other Canadian cities, but deeper rate cuts may be needed to significantly boost demand. Home prices in Edmonton have remained relatively stable, with new listings growing at a moderate pace. However, the rate cuts have not yet led to a substantial reduction in borrowing costs, so affordability challenges persist for many potential buyers.

The rental market has also felt the subtle effects of the rate cuts. With fewer people able to transition into homeownership due to affordability issues, rental demand remains strong. However, the easing of interest rates may slow the pace of rent increases in the long term as more people consider buying if rates continue to fall. Some investors might be encouraged by the lower rates to hold onto or expand their rental portfolios, potentially increasing rental supply over time.

Overall, while the Bank of Canada's recent rate cuts have provided some relief, both Edmonton's housing and rental markets are still waiting for more significant impacts, which may come with further rate reductions. We expect that prices for multifamily properties will remain stable this fall, with capitalization rates hovering around 5.5-6.0%. Although rents have increased, they have not kept pace with inflation. As the costs of goods and labor rise across almost all sectors, there are concerns about unaffordable rents in markets across Canada. Demand for multifamily properties remains steady, and sellers are taking advantage of CMHC financing and locking in interest rates to acquire properties during this time of uncertainty.

Sincerely,
Raphael M.H. Yau, B.A. (Econ)
Senior Associate, Multi-family Sales, Capital Markets Group, Cushman & Wakefield Edmonton

Sources: CBC News, ATB Financial, CMHC, Cushman & Wakefield Edmonton Research

ARLA

BOARD OF DIRECTORS

EXECUTIVE COMMITTEE

President: Roxanne Johnson

Past President: Kate Brisson

1st Vice President: Christopher Batdorf

2nd Vice President: Razvan Costin

Secretary / Treasurer: Raphael Yau

COMMITTEES & DIRECTORS

Constitutional:

Bethany Fredeen, Paul Jones

Education & Conference:

Lynsey Masson, Marisa Redmond

Government Liaison: Heidi Besuijen

Membership & Benefits:

Bernard Streeper, Dan Posa

Rental Gazette Newsletter:

Raphael Yau, Christopher Batdorf

Program & Social Committee:

Carolyn Flexhaug, Kate Brisson

Public Affairs & Social Media:

Razvan Costin

Ethics: Roxanne Johnson, Kate Brisson

Audit: Bethany Fredeen, Paul Jones, Carolyn Flexhaug

MEMBERSHIP COMMITTEE

Social & Programming / Education

& Conference: Matt Rude, Ashley

Connors, Laurie Peters, Keith Day

Membership & Benefits:

Ryan Bubenko, Gary Smith

Ethics Committee: Ashley Connors,

Matt Rude, Laurie Peters

ALBERTA RESIDENTIAL

LANDLORD ASSOCIATION

#208, 10544 - 106 Street

Edmonton, Alberta T5H 2X6

780-413-9773

www.albertalandleord.org

www.suitesmarts.ca

STAFF

Donna Monkhouse

Executive Director

donna@albertalandleord.org

Brittany Dorado, Executive Assistant

Events & Member Development

brittany@albertalandleord.org

Kelsy Demeria, Administrative Assistant

kelsy@albertalandleord.org



EXECUTIVE DIRECTOR REPORT FALL 2024

BY DONNA MONKHOUSE, ARLA EXECUTIVE DIRECTOR

Summer is over and as usual we all ask, where did it go? I always think the older you get the faster it goes. The kids

are back in school, people are back from vacation, and we are busy preparing for our next events. I can tell you the roads are a lot busier and parking in front of our office has been near impossible since MacEwan University sessions started up.

We have sent our Rental Market Dynamics and Landscape policy paper to all levels of government and shared it with many groups. We had a social media campaign over the summer with some of the stats in the document and will repeat these into October. The more awareness we can bring to some of the issues the better.

We are still waiting on Service Alberta to review some of the changes to the RTA we requested. One was to allow electronic service for documentation and notices. We are awaiting their response and note that the Minister did acknowledge receipt and has passed it to his team. Hopefully we will see some of those soon. We continue to work with Alberta Law Reform as well on these issues.

We held our annual appreciation BBQ in July and had a great turnout! Food, prizes, drinks and a beautiful day, made for a successful event! Thank you to our Burger Flipper! Marisa Redmond, Roxanne Johnson,



Raphael Yau and Carolyn Flexhaug. You did a great job! A huge thank you to Matthew Rude, BFL for helping us cook and getting us a great deal on our Burgers through M&M's Callingwood!

We also held our First ever Lawn Bowling Networking Event in August at Commonwealth Lawn Bowling which turned out to be a whole lot of fun. Everyone enjoyed themselves and some were even going to continue lawn bowling on their own. A good time was had by everyone who attended!



We continue to look at different ways to engage our members and continue to grow our community. Keep those referrals coming! It would be great to have several names in our draw jar every 4 months for a \$100 gift card for referring a member that joins!

We are always looking for ways we can assist the members and be heard to improve the Residential Rental Industry. If you have any issues that you want to share or would like help with, please let us know and we will do our best to help resolve them.

Thanks go out to all the members for their continued support of ARLA.

Happy Fall!



SAVE THE DATE AND MARK YOUR CALENDAR!

**October 16th, 2024
Breakfast & Presentation
"Insurance Ins and Outs"**

**November 15th, 2024
AGM with Lunch, Entertainment
and Tons of Prizes**

**December 5th, 2024
6th Annual Jingle & Mingle
3pm to 6pm at Brewsters**

DON'T MISS THESE EVENTS!

With our office in full swing and keeping very busy, we continue to welcome new members and reconnect with existing! ARLA's growth of new members over the summer was amazing! Thank you to those that referred new members to us - Please keep those referrals coming!

We engaged with the City of Edmonton on different issues, Police Commission on Safety in our City and keeping up to date on some of the new bylaws being brought up in the news. We continue to monitor all the issues, licensing, bad landlord registry, the Tenants Bill of Rights, Cooling issues for tenant rights, Right to keep a pet, Property Tax Increases for 2025, etc. Waste has also come up again and we are following that issue as well. As we hear more we will keep you updated.

Apartment vacancies are low, and we are seeing more waitlists than availability. Rents continue to increase as the demand increases. To ensure that the government does not look at rent controls, we do encourage landlords to be reasonable when it comes to increasing rents and if larger increases are necessary to meet costs doing a higher increase on tenant turnover is more favorable than to an existing tenant.



WE HAD A GREAT DAY FOR A GOLF TOURNAMENT! HERE ARE THE HIGHLIGHTS:

On September 6, 2024 at The Quarry, our ARLA Golf Tournament was held. It was a very warm and beautiful day for our 26th Golf Tournament. As our membership grows we will also continue to grow to ensure more of our members can participate in our events. The Quarry allowed us to be able to add 9 more hole sponsors and 72 more golfers, and again it was a Sold-Out Event!. ARLA Members sponsored, golfed, and just had fun! The fun started at 9am as members teed off to a game of best ball. Sponsors on the holes engaged members throughout the day with games, prizes and networking!



ARLA would like to thank all our sponsors for supporting our Golf Tournament and engaging those on the course all day! Our members are always exceptional!

Before golf, everyone enjoyed a breakfast sandwich and Baileys and coffee. After Golf, a Chicken & Rib dinner was enjoyed by everyone followed by lots of great prizes and giveaways!



Congratulations to the Winning Team!
Steven Scoby, Cam Massie, Alex and Jackson Tarayev



Most Honest Team - Chris Shead, Melissa Chutskoff, Jen Pashulka and Monika Czort (they tried!)



Best Dressed Team - Goes to the Ducks!
Thank you for looking so good!



Ladies Longest Putt was won by Laurie Peter, Ashley Stahn and Donna Zeller



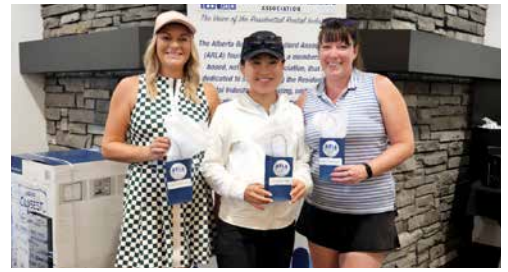
Men's Longest Putt was won by Jordon Barnhill, Kyle Soroka and Brennan Whitehouse



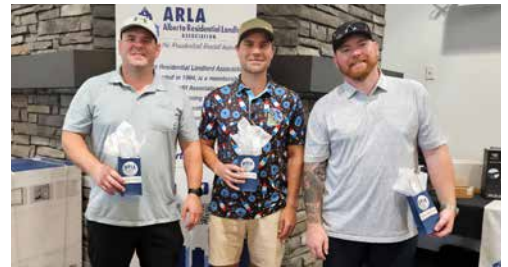
Ladies Closest to the Pin was won by Laurie Peter, Marion Bertie and Jenna Lutz



Men's Closest to the Pin was won by Sean Durpras, Paul Cadrin and Lawrence Zagiel



Ladies Longest Drive was won by Melissa Pickell, Maria He-Shouster and Morgan Whitehouse



Men's Longest Drive was won by Cam Massie, Ben Wall and Richard Nolan



The winner of the Fish Badge was Trevor Lindy and the Angel Badge was Calvin Carruthers.



The Winner of the 50/50 was David Hopkyns and he took home over \$1000.00 and a vacuum mop!



Matthew Laaper took home the Mulligan Prize - a Marguerita Maker!

CONGRATULATIONS TO ALL OF YOU!

THANK YOU TO OUR SPONSORS!

Thank you again to all our wonderful sponsors for your support!

THANK YOU AGAIN!

Thank you everyone for supporting ARLA and our Golf Tournament - you make this event one of the MUST attend events of the year!

Save the Date for 2025!
September 5, 2025



Thank You Sponsors!





Welcome New Members

- | | |
|------------------------------|------------------------------------|
| 365 Patrol Security Services | Evan Bray |
| Abell Pest Control | Exp Services Inc. |
| Adopt Tech Works Ltd. | GSE Properties Inc |
| Al Fontaine | IPCG Group |
| Alberta Maid Service | Kim Gan |
| Ankit Bansal | Kyle Reid |
| Apartments.com | Miywasin Friendship Centre |
| Avana Developments Inc | No Limits Collective |
| Bentall GreenOak | Northland Asset Management Company |
| Brandon Luff | Peter Krockmal |
| Carl's Apartments | Raj Jassar |
| CARMA Corp. | Rentsync |
| Casia Developments | Rümi – Home Services by ATCO |
| Corey Kshyk | Shelley Cowan |
| Dave's Heating & Gasfitting | Terynn Lawrie |
| Diya Real Estate | Total Integration Inc. |
| Double Clean Inc. | ZoJacks |



ARLA
Alberta Residential Landlord
ASSOCIATION

The Voice of the Residential Rental Industry

ALBERTA RESIDENTIAL LANDLORD ASSOCIATION
MISSION, VISION AND VALUE STATEMENT
2024

OUR MISSION

To represent member interests and provide education for the betterment of the Residential Rental Industry.

OUR VISION

To be the collective voice of the Residential Rental Community for our members.

OUR VALUES

To promote the positive contributions of our Association and be the go-to for every Landlord and Service Provider.

WHO WE ARE

The Alberta Residential Landlord Association (ARLA) founded in 1994, is a membership based, not for profit Association, that is dedicated to strengthening the Residential Rental Industry by educating, uniting and advocating for professional members and preferred service members. ARLA represents approximately 95,000 + primary and secondary units in Edmonton and surrounding areas. Together our members employ thousands of people and spend in excess of \$230 million annually on the operational side. Our Association is governed by a Board of Directors and committed staff members who together provide a united voice for the rental housing community in Edmonton and across Alberta.

ARLA offers tremendous benefits and ensures its members are well informed with respect to government legislation, market trends, education and networking opportunities. We have an array of professional landlord forms and notices available for purchase, to help streamline and standardize rental housing business practices for all landlords in Alberta.

The Voice of the Residential Rental Industry

THE ALBERTA RESIDENTIAL LANDLORD ASSOCIATION

RENTAL GAZETTE

THE VOICE OF THE RESIDENTIAL RENTAL INDUSTRY



Business Card Ad
 1 Issue \$120 / 4 Issues \$400
 (Save \$80)

1/4 Page Ad
 1 Issue \$220 / 4 Issues \$700
 (save \$180)

1/2 Page Ad
 1 Issue \$400 / 4 Issues \$1200
 (save \$400)

Full Page Ad
 1 Issue \$600 / 4 Issues \$1880
 (save \$600)

 **ADVERTISE TODAY!**
 Now Booking 2025 Ads

>> CLICK HERE TO VIEW PREVIOUS ISSUES <<


 Alberta Residential Landlord Association
The Voice of the Residential Rental Industry



REYNOLDS MIRTH
RICHARDS & FARMER



Sonny Mirth
780.497.3346
emirth@rmrf.com



Heidi Besuijen
780.497.3327
hbesuijen@rmrf.com

Landlord & Tenant Issues
Rental Property Sales & Purchases
Property Financing
Leases
Development
Construction

www.rmrf.com

ELECTRICITY ◦ NATURAL GAS ◦ WATER



Conserve energy and save money by submetering your multi-unit property. **Utilities management, solved.**

Call on us today!

Solution 105

780.429.4774 ◦ INFO@SOLUTION105.COM ◦ SOLUTION105.COM

 **Westland
Express**



41% of renters don't have tenant insurance. Make sure your tenants and properties are protected by partnering with Westland Express.

Contact Kathleen Corkum to become a Westland Express referral partner today!

kcorkum@westlandexpress.ca

587-337-4116

westlandexpress.ca





Contact us today
to learn how
ARLA members
can receive up
to **10%** off
new services*

*Terms and conditions apply



OFF THE LEDGE
BUILDING SERVICES

Edmonton's

Premier Window and Eavestrough Cleaning

Do it right, the first time:

Finding the right contractor can often be a difficult and daunting task. You shouldn't have to worry about whether or not the work will be done properly or if there will be a surprise bill at the end. That's why it's important to have a contractor that you can trust and rely on.

At Off The Ledge we go beyond sending technicians to complete the work. We develop long lasting relationships with our valued clients while delivering the highest quality professional service at an affordable price. We are only ever a phone call or email away.

Let us be the preferred contractor who you can trust and depend on.

What we can do for you:



Professional Window Cleaning



Eavestrough and Gutter Cleaning



Pressure Washing



Building Washing



... and more



Lock in your service cost with a 2-3 year fixed-price contract

Contact us:

(587) 873 - 2020

contact@offtheledge.ca

www.offtheledge.ca

oli_the_monkey



COMMERCIAL REAL ESTATE

APARTMENT SALES

LAND SALES



RAPHAEL YAU
Senior Associate
(780) 917 8326
raphael.yau@cwedm.com

Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5Y 2Z1
www.cwedm.com

Window Repairs & Replacements
Screen Manufacture & Repairs



ALL REACH GLASS
SERVICES INC.



- ◆ Window & Patio Door Restorations
- ◆ Window, Door & Hardware Replacements
- ◆ Weatherstripping & Caulking
- ◆ Window Replacement Projects
- ◆ Sealed Unit Replacements
- ◆ Interior Glass & Mirror Installations
- ◆ Swing Stage / Man Lift Glass Service
- ◆ 24 Hr Emergency Service to Account Customers



(780) 483 9561

www.allreachglass.com

Window & Door Specialists

Alberta's Tenant Collection Experts

for Landlords & Property Managers



Collect Unpaid Rent Fast!

Time is an important factor in tracking down absentee tenants and collecting rental arrears.

At Affinity Credit Solutions, we're Alberta's landlord-focused collection agency with deep expertise in collecting overdue lease and payments and rent arrears.

No Collection – No Fee!*

(Fees apply when we collect successfully or if we're required to take a file to court with your authorization.)

David H. Hopkyns, ACI

Ph 780-908-8070

TF 1-866-759-8027

AFFINITY
CREDIT SOLUTIONS

AffinityCredit.ca

**ALBERTA'S
EVICTION
EXPERTS**

BAILIFF

Eviction Notices
RTDRS Representation
Court Order Enforcement
Recovery of Tenant Arrears
Landlord Distress Seizure
Garnishment

CONSOLIDATED
civil enforcement

www.ccebailiff.ca (780) 448-5833 RTPS@ccebailiff.ca

H · E · L · M

Property Management
and Realty Ltd.

www.helmproperty.com

JOEL HELM CPM
Broker

15533 Stony Plain Road NW
Edmonton, Alberta T5P 3Z1

Reception: 780-408-3082
Direct: 780-408-3023
Cell: 780-909-9690
joel.helm@helmproperty.com

Canadian
Condominium
Institute

CCI Institut
canadien des
condominiums

North Alberta Chapter

your condo connection

New Membership Year!

We provide education, resources, access to professionals,
and government advocacy for our members!

Join us now for a full year of membership!



Education

We provide education through seminars, lectures, courses, and conventions, and enhance the development and understanding of condominiums.



Advocacy

We represent condominium interests to all levels of government. We develop and maintain contact with similar associations in order to exchange information for the mutual benefit of condominiums.



Communications

We publish newsletters, videos, books, and periodicals improving and educating on condominium matters. Stay in touch across our social channels too!



Events

We host regular educational, networking, and social events, as well as an annual Condo Golf Mixer and the Alberta Condo Expo (ACE), the largest of its kind in Western Canada.

Join today and get
access to Member Only
Resources right away!

780.453.9004
info@ccinorthalberta.com
ccinorthalberta.com



AYRE & OXFORD INC
PROFESSIONAL REAL ESTATE MANAGEMENT
ACCREDITED MANAGEMENT ORGANIZATION (AMO)

DISCOUNTED 2025 NEW CLIENT PROMOTION

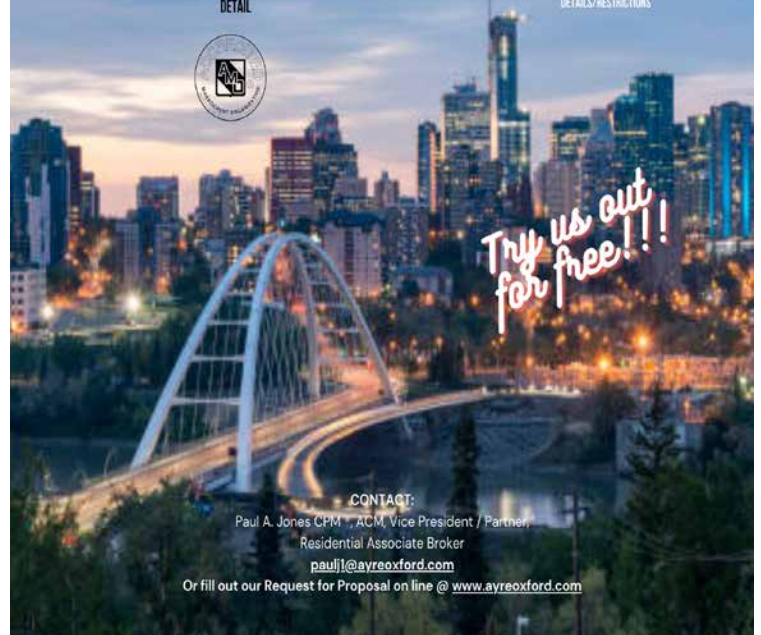
ONE MONTH FREE PROFESSIONAL MANAGEMENT

*NEW CLIENTS, WITH A MINIMUM 1 YEAR EXECUTED
MANAGEMENT AGREEMENT* VALID NOW THRU TO SEPTEMBER
1ST, 2025

OUR MANAGEMENT TEAM IS PREPARED TO HANDLE ALL OF YOUR NEEDS, WHETHER YOUR
PROPERTY IS WELL MAINTAINED, REQUIRES IMMEDIATE CAPITAL PLANNING, HAS ACCOUNTING
ISSUES TO RESOLVE, OR IS SIMPLY IN NEED OF QUALIFIED PERSONNEL ON SITE WITH ATTENTION TO
DETAIL

OR REFER A FRIEND AND RECEIVE A REFERRAL FEE

CONTACT US FOR YOUR FREE PROPOSAL AND / OR FULL PROMOTION
DETAILS/RESTRICTIONS



CONTACT:

Paul A. Jones CPM, ACM, Vice President / Partner,
Residential Associate Broker
paulj1@ayreoxford.com

Or fill out our Request for Proposal on line @ www.ayreoxford.com



Cash Flow
Positive

Stress Level
0

Efficiency
100%

Tenants




An intuitive and powerful way to manage your properties from anywhere



Accounting



Operations



Marketing



Leasing



Ready to make work a breeze?
Get a personalized demo today.



yardibreeze.ca | (888) 569-2734



Edmonton and surrounding areas

We specialize in window cleaning, gutter cleaning and pressure cleaning for both commercial and residential properties.

Our Services

- Window Cleaning
- Gutter Cleaning
- Pressure Cleaning

CONTACT US

780-667-7263

info@ascendcleaningservices.ca

www.ascendcleaningservices.ca



YOUR RENO PROBLEM...



RESIDENTIAL AND MULTIFAMILY PROJECTS IN EDMONTON AND BEYOND



IS OUR SOLUTION



CALL US: 780 907 2002

WWW.ENMANCONSTRUCTION.COM

JULEE@ENMANCONSTRUCTION.COM



1-866-976-2626

www.ivisconstructioninc.com



The Right People, The Right Equipment, The Right Choice

Servicing the Underground Infrastructure Since 1996

- Secondary Utility Locates/GPR
- High pressure flushing/vacuum
- CCTV (camera) inspections of sewer lines
- Lift Stations-maintenance & refurbishing
- Hydro excavating utilities, piles, trenching
- High Rail Unit for hydrovac, flushing, vacuum
- Relining of sewer lines, storm lines, laterals, T-liners, manholes and lift stations and potable water lines

Residential • Commercial • Municipalities • Industrial

WADE

First at Making Buildings Last

Building Science
Structural Engineering
Roof Consulting

Areas of expertise:

- Assessment and Investigation
- Rehabilitation
- Renewal and Repair

Contact Us

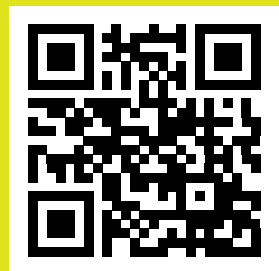
Billy Huet bhuet@wadeconsulting.ca

Arman Ahmed aahmed@wadeconsulting.ca

Florian Donsbach fdonsbach@wadeconsulting.ca

Suite 210, 8657 51 Avenue NW, Edmonton, AB

T 780 486 2828 | E info@wadeconsulting.ca | W wadeconsulting.ca





TGM

**JUNK REMOVAL
CLEANOUTS
ASPHALT REPAIRS
LINE PAINTING**

PROACTIVE ASSESSMENTS



**MAXIMIZE OPERATION
BUDGETS**



**MINIMIZE POTENTIAL
PROBLEMS**

**WE DO IT ALL FROM INFESTED ITEM
DISPOSAL TO PAVING**

780 467 0278

operations@tgmwaste.com

**#1 For Window
& Door
Replacement**

All Weather Windows Renovations is now All Weather at Home Installation Services. Choose us for:

- 5 year installation warranty
- Over 45 years experience
- Licensed, bonded, insured, WCB certified
- Comprehensive product warranty
- Knowledgeable staff



1-800-639-8846 | awhinstall.ca

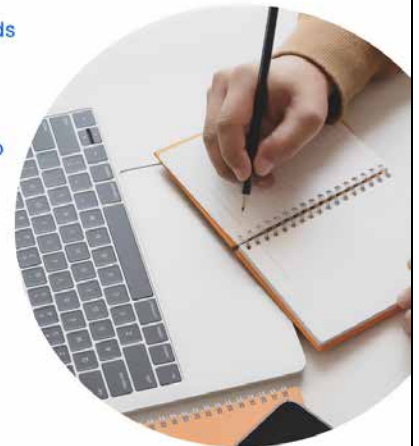


00021709.0624



www.suitesmarts.ca

- ✓ Learn the rights and responsibilities of landlords and tenants in Alberta
- Issues such as security deposits, types of leases and notice periods and so much more
- ✓ 7 hours of online learning accessible 24/7
- ✓ 9 training modules
- ✓ Reduces your off-site training costs
- ✓ Certificate of completion when you pass the exam



Non-members \$79.95
Members \$19.95

Become a member & save \$60 on this course!

www.albertalord.org
brittany@albertalord.org
780-413-9773

 **Mircom™**
OUR SERVICES
HELP US HELP YOU.

FIRE-SECURITY-LIFE SAFETY INTEGRATED COMPANY.
PARTS, SERVICES, INSTALLATION

Canada-wide

1-888-647-2665

edmontonservice@mircomgroup.com

 **Mircom™**



**WE SERVICE EVERYTHING WE
MANUFACTURE & BEYOND**
Edmonton Office/Pickup Counter
#103, 8727 – 53 Avenue



**christensen & mclean
roofing co.**

Since 1958

65 YEARS STRONG

- ✓ Cost Effective Roof Asset Management
- ✓ Recognized Industry Leader Since 1958
- ✓ New Roof Installation, Repairs & Replacement
- ✓ Full Eavestroughing Services & Snow Removal
- ✓ Customized Roof Maintenance Program
- ✓ Customized Sheet Metal Flashings
- ✓ Roof Inspections

780-447-1672

<http://cmroofing.ca/>

Introduce submetering to help your building:

- Reduce maintenance fees
- Improve cash flow
- Provide more accurate budgeting



CONTACT US TODAY!

Jim Rychlo, Regional Sales Manager
jrychlo@carmacorp.com
(587) 598-3441

High value, low price residential and commercial heating & cooling specialists. With years of experience servicing the Edmonton and surrounding areas.

Dave's Heating & Gasfitting

You're only one call away from comfort

Phone: 587-588-9172
Email: davesgasfitting@gmail.com
Website: https://daveshvac.ucraft.site

Supporting Alberta Landlords



- Residential Evictions
- Residential Damage Claims
- Custom Alberta Rental Forms
- Process Document Serving
- Free Initial Case Review



Save time, reduce stress, and limit further losses.

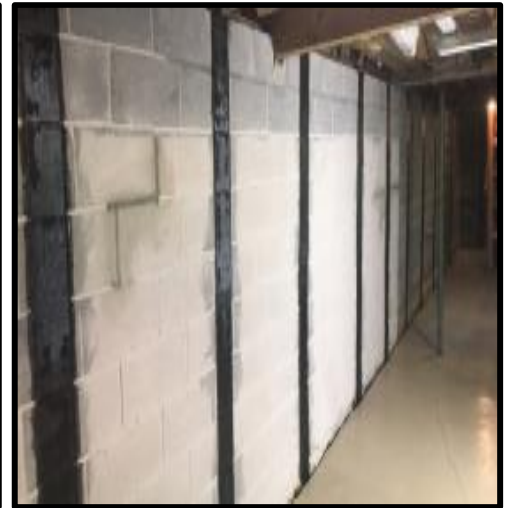
Request a Free Case Review

(780) 974-8427
www.edmontonevictionservices.com

OSCO MUDJACKING & CONSTRUCTION LTD.

Cementitious Grout Mudjacking And Poly Foam Slab Raising

Foundation Crack Repair



WE REPAIR ALL TYPES OF CONCRETE ISSUES

780.469.1234

Oscos@mudjacking.com

Mudjacking.com

AEDARSA
 Alberta Elevating Devices
 & Amusement Rides
 Safety Association

Permits
 Inspections
 Code Compliance

www.aedarsa.com

YOUR AD COULD BE HERE!

CONTACT US!

www.albertalandlord.org

208, 10544-106 St. Edm, AB T5H 2X6
 Ph 780-413-9773 Fx 780-423-5186

Make the Right Call 9-1-1

**Help! My house
 is on fire!**

Call 9-1-1 in an emergency or
 if you see a crime in progress

EDMONTON POLICE SERVICE

For more information visit
911MakeTheRightCall.ca

Make the Right Call



BFL CANADA Real Estate Insurance Broker

Prepare for a changing marketplace with an informed risk strategy for 2024 and beyond.

Find out how we can help insure your property.

Connect with our team:



Matthew Rude
 Client Executive, Real Estate Division
 T. 1-780-229-3777
mrude@bflcanada.ca

BFL CANADA Risk and Insurance Services Inc.

bflcanada.ca |



UPCOMING EVENTS

OCT 11 EDUCATIONAL WEBINAR

OCT 16 BREAKFAST MEETING

OCT 25 EDUCATIONAL WEBINAR

NOV 08 EDUCATIONAL WEBINAR

NOV 15 AGM & CHRISTMAS LUNCHEON

DEC 05 ARLA'S 6TH ANNUAL JINGLE & MINGLE



ARLA
Alberta Residential Landlord
ASSOCIATION

The Voice of the Residential Rental Industry

ALBERTA RESIDENTIAL LANDLORD ASSOCIATION CODE OF ETHICS PROFESSIONAL MEMBER 2024 & PREFERRED SERVICE MEMBER 2024

The following Code of Ethics has been adopted by Alberta Residential Landlord Association's (ARLA) Board of Directors. Any breach of the Code of Ethics may result in the suspension or termination of membership.

It is the mandate that all ARLA Members be informed as to the developments and trends within the industry and render their services and opinions using their full training, qualifications, and experience. Part of our Associations duty is to always protect the public against fraud, misrepresentation, and unethical practices. ALRA Members withstand from seeking unfair advantages over and publicly criticizing the reputation of other industry members or the industry as a whole.

Public confidence in the professionalism and integrity of our Members is of the upmost importance which is necessary for the future credibility and success of the Alberta Residential Landlord Association. This Code of Ethics is not intended to describe the minimum expectation of permissible performance; rather, it describes the optimum performance the public has a right to expect and makes that performance the "norm" for Members of the Alberta Residential Landlord Association. The demand for high standards of professional conduct protects the interests and the rights of the Members within the Association, its clients, and customers. As such, the Code is and will continue to be a demanding document; a plan for professionalism, capable of including and accommodating every change, challenge and controversy which arises.

1. Members shall, at all times, conduct their business and personal activities with the knowledge of and in compliance with applicable Federal, Provincial and Municipal laws and regulations and shall maintain the highest moral and ethical standards.
2. Members shall act in a professional manner and treat all stakeholders with respect, fairness and in kind.
3. Members shall, strive to maintain and continually improve the professional standards of the industry through education, training, and refinement of their unique skills.
4. Members shall, seek to maintain an equitable, honourable, and cooperative relationship with fellow Members.
5. Members must use moral and ethical judgment in all decisions and act honestly and in good faith.



MEMBER REFERRAL PROGRAM

Refer a member who joins, and your name will be entered in a draw for a \$100 GIFTCARD!

Refer a Member Today!

www.albertalord.org



LEVERAGING TECHNOLOGY FOR SMARTER, GREENER BUILDINGS: A GUIDE TO ENERGY MANAGEMENT SOLUTIONS

BY PETER ALTOBELLI, VICE PRESIDENT AND GENERAL MANAGER, YARDI CANADA LTD.

The Rising Cost of Energy Demands Smarter Solutions

Real estate owners face a constant challenge: keeping operating costs down while maintaining a comfortable and sustainable environment for their tenants. Utilities are a major expense, and many companies rely on automated invoice processing to manage these costs. While this approach offers some efficiency, it doesn't leverage the full potential of technology available today. Advancements now allow us to move beyond relying on basic accounting information and gain data-driven insights that can revolutionize how we manage energy consumption.

The Power of Real-Time Data: Gaining Insights for Action

Many companies currently rely on historical data from monthly utility bills to make operational decisions. However, this approach is inherently reactive, addressing problems that have already occurred. Imagine the advantage of monitoring building performance in real-time, allowing you to catch issues as they arise, or even before they happen. This proactive approach is possible through a combination of sub-metering, building automation systems (BAS), integrated into a property management solution. Real-time data empowers you to:

- **Save money:** Optimize energy consumption and reduce unnecessary costs.
- **Improve comfort:** Sustain comfortable settings for your tenants.
- **Boost efficiency:** Quickly identify inefficiencies in building systems.

Sub-metering and BAS: The Foundation for Data Collection

Two key components for gathering real-time data are smart utility meters and BAS. Both can be configured to transmit data directly to your technology provider's cloud or through a data logger. Sub-metering offers the additional benefit of tracking individual tenant consumption. Depending on lease agreements, these costs can be passed on to tenants, incentivizing them to conserve energy. BAS, on the other hand, provides

baseline consumption data for critical building functions like lighting, heating/cooling, and hot water. This historical data serves as a benchmark for future comparisons. These solutions are designed to enhance energy sustainability, potentially leading to benefits like green financing, creating favourable outcomes for tenants, property managers, and investors.

Alerts, Dashboards, and Efficiency Gains

Without a unified system, identifying maintenance issues often relies on individual staff or tenants reporting problems. This manual approach can be slow and inefficient. However, an integrated system with real-time energy data can trigger alerts based on specific thresholds, such as unusually high consumption in a particular building. These systems can also provide energy load profile analysis and heat maps to easily pinpoint anomalies in energy use. Along with drill down capabilities, from the portfolio level, to identify specific equipment wasting energy.

Additionally, the right system can be configured to trigger automated work orders, notifying technicians via your property management platform when an issue occurs. This saves time, improves efficiency, and ensures faster response times. Furthermore, proactive insights from the system can alert designated staff to potential problems before they become major issues, allowing preventive measures to be taken.

Engaging Tenants for Sustainability

Real-time energy information empowers tenants to become part of the solution. Providing an online dashboard allows them to visualize

their own consumption patterns over time. Analyzing this data can encourage tenants to adjust their behaviour, leading to long-term cost savings. Some systems even gamify energy conservation through features like online contests and social media integration, fostering friendly competition among tenants.

An Affordable Solution with Big Benefits

An integrated energy management platform isn't just a cost-effective solution; it's a strategic investment. It empowers you to make informed decisions, engage stakeholders, and create a positive impact on both your bottom line and the environment. By prioritizing energy efficiency through technology, you will future-proof your buildings, ensuring they remain competitive and attractive to tenants in an increasingly sustainability-focused market.

To learn more about your technology options, visit Yardi.com/Energy

2024 MONTHLY EVENT & WEBSITE SPONSORS

Westland | MYGROUP

AEDARSA Alberta Elevating Devices & Amusement Rides Safety Association

Jaysen GLOBAL ROOFING & EXTERIORS

OSCO MUDJACKING & CONSTRUCTION LTD

propra

E.E.S. eviction Edmonton Eviction Services Inc.

RAPID RESPONSE

Action Security Group

ASCEND CLEANING SERVICES INC.

YARDI breeze PREMIER

Off The Ledge Building Services

TRU NORTH RESTORATION

TREE OF KNOWLEDGE (TOK) Engineering & Consulting Services

THANK YOU!



FREQUENTLY ASKED QUESTIONS AT THE ARLA OFFICE

BY DONNA MONKHOUSE, ARLA EXECUTIVE DIRECTOR

What are the obligations of a landlord regarding the return of security deposits that remain uncashed?

The Residential Tenancies Act (RTA) does not currently offer an owner landlord any option to release themselves from liability for unclaimed security deposits (SDs), so they are effectively required to keep it in trust until it is claimed by the tenant, or they sell the property. If an owner landlord sells their residential premises, liability for the unclaimed SDs must move to the new owner landlord and the RTA requires notice of the

new landlord and an SD statement of account be provided to the former tenant. As a side note, interest on a SD that is payable to a tenant only accrues during the tenancy; so only the SD plus interest that accrued during the tenancy must be held in trust.

If a landlord uses a licensed property manager and that property manager enters directly into rental agreements with the tenant and takes responsibility for the security deposits, the property manager is required under the Real Estate Act (REA) to pay any unclaimed SDs to the Alberta Real Estate Foundation (AREF) after two years. Once the SD is released to AREF, the property manager is released from liability, but the owner

landlord will still be liable should a tenant ever return to claim their SD. AREF has a process that allows tenants to claim SDs that have been provided to them, but the landlord would need to maintain adequate records so they can direct the tenant to the AREF.

This is not an ideal situation for landlords to remain liable for unclaimed SDs indefinitely and has been identified as an area of legislation that should be reviewed.



SOLAR REBATES AVAILABLE FOR MULTI-UNIT BUILDINGS: A GREAT OPPORTUNITY FOR LANDLORDS

The City of Edmonton's Change Homes for Climate Solar Rebate Program offers an excellent opportunity for landlords to reduce energy costs and improve property value. By installing rooftop solar photovoltaic (PV) systems, landlords can lower electricity bills for their tenants, contributing to more affordable living while supporting Edmonton's push for a greener future.

Eligible properties can receive up to \$4,000 per dwelling to a maximum of \$100,000, as long as the rooftop solar system is installed on a multi-unit residential property with 4 or more legal suites. The financial incentive strives to make solar power an accessible investment for landlords, contributing significantly to upfront costs and improving the return on investment.

Lower electricity bills not only benefit tenants but can also make your property more attractive to potential renters while contributing to long-term sustainability efforts. To get started with the program, reach out to qualified solar PV installers from Solar Alberta's Directory.

Interested participants are encouraged to

submit their applications as soon as possible, as funds are limited and systems must be installed by December 16, 2024. The two-part application allows for applicants to receive pre-approval prior to system installation, allowing funds to be reserved for their projects.

For more information on how the MURB Solar Program works and to apply, visit

homes.changeforclimate.ca/solar. Full eligibility criteria is available in the Program Terms & Conditions and all interested participants are encouraged to apply via the online application portal.

If you have any questions, please contact the program team at solar@edmonton.ca or call 587-287-1903.





UTILITY UPDATE FALL 2024

BY CAMERON MITCHELL, VP - FORECASTING & ANALYSIS, SOLUTION 105 CONSULTING LTD.

Electricity

With record Alberta electricity prices now in the rearview mirror, what do the next 24-months hold? Well, in brief, terrific pricing. July 2024 was exactly 12 months removed from the highest 12-month rolling average electricity spot prices. At that time, the 12-month rolling average was \$185/MWh (18.5 cents per kWh). Now, the rolling



average is down to \$76/MWh and, based on forward market trades, we expect the average to continue to drop. We have seen large commercial fixed rate contracts now available at below \$60/MWh (below 6 cents per kWh) and it is a great time to consider your electricity options.

Small commercial or residential properties – those using below 250 MWh/yr – may

not have the same low rates available. Most small commercial or residential options are closer to 8 cents per kWh. As floating rates are expected to be around 6 cents per kWh, a floating option might be preferable to a fixed rate.

Water

A sometimes-overlooked part of the utility pie, water costs have been steadily creeping upwards. One item our team has been successful in helping clients with, specifically in Edmonton, is the Stormwater Charge. We have found errors in some cases and have assisted clients in fixing problems and recouping overbilled charges.

In other situations, our team has helped review submetering options which have been shown to lead to water use reductions in the 30-50% range. Pretty amazing results.

Intelligent water meters now can even send alarms when leaks are detected.

Natural Gas

Natural gas rates have also decreased dramatically compared to the last few years, with rates now trading in the \$3/GJ range. Over the last 24 months, we have seen the 12-month rolling average drop from \$5/GJ

in late 2022, to the super low levels we are seeing today – where the 12-month average has dropped to just under \$2/GJ.

Similar to electricity, large commercial properties (over 2,500 GJ per year) are seeing lower fixed rates compared to off-the-shelf small commercial and residential options. Small commercial and residential rates are available in the mid to high \$3/GJ range, while larger commercial rates can be had very close to \$3/GJ even.



If you are looking for expert independent advice for any of your utility issues, feel free to get in touch with our team at Solution 105!

Sincerely,

Cameron Mitchell
Solution 105 Consulting Ltd.
mitchell@solution105.com

Healthy Workplaces

mental or physical illness is illness

Hope you feel better soon

Your mental health is just as important as your physical health

CCOHS.ca
Canadian Centre for Occupational Health and Safety

Healthy Workplaces

WORKERS' BASIC RIGHTS in Canada

right to Know what hazards are present in the workplace

right to Participate in keeping your workplace healthy and safe

right to Refuse work that you believe to be dangerous to yourself or your co-workers

CCOHS.ca
Canadian Centre for Occupational Health and Safety

Healthy Workplaces

Healthy Minds at Work

You have a healthy WORK-LIFE BALANCE

Your JOB DEMANDS are reasonable

You feel VALUED AND RESPECTED

Your work is CHALLENGING

You are SAFE at work

Your employer supports GROWTH AND DEVELOPMENT

Workplace support is key to maintaining positive mental health

CCOHS.ca
Canadian Centre for Occupational Health and Safety

Resources for Mental Health

May 2024



Service delivery may be affected by COVID-19. Please contact the agency to confirm availability of the service.

Visit www.edmonton.cmha.ca to obtain a new copy if more than 6 months old.

Crisis (Call 911 if in immediate danger)

- Alberta Health Services (AHS)
Access 24/7, Adult Intake Services (24/7) 780-424-2424
Mental Health Help Line (24/7) 1-877-303-2642
- Canadian Mental Health Association (CMHA) - Edmonton Region
Distress Line (24/7)..... 780-482-HELP (4357)
- Centre for Addiction and Mental Health
988 Suicide Crisis Helpline 988

Advocacy / Information / Referral

- Alzheimer Society of Alberta and Northwest Territories
Edmonton 1-866-950-LINK (5465)
- Government of Alberta - Ministry of Health
Office of the Alberta Health Advocates
Mental Health Patient Advocate 780-422-1812
- Radius Community Health and Healing..... 780-422-7333 x5
- Schizophrenia Society of Alberta - Edmonton..... 780-452-4661
- Wellness Network Community Linking Programs
Community Linking Programs..... 780-860-2722

Assessment / Testing / Treatment

- Alberta Health Services (AHS)
Access 24/7, Adult Intake Services (24/7) 780-424-2424
Child and Adolescent Intake Services 825-402-6799
- CASA Mental Health
(under 5yrs; for over 5yrs access through Child and Adolescent Intake Services, see above)..... 780-400-2271
- Psychologists' Association of Alberta
Psychologist Referral Service..... 780-424-0294
- University of Alberta - Faculty of Education
Clinical Services (September-April)..... 780-492-3746

Counselling (low / no cost)

- Catholic Social Services - Mercy Counselling 780-391-3233
- The Family Centre - Edmonton 780-423-2831
Drop-In Single Session Counselling www.dropinyeg.ca
- Jewish Family Services Edmonton..... 780-454-1194
- Momentum Counselling Society 780-757-0900
- For more counselling options available in your area 211

Suicide Education and Support

- Canadian Mental Health Association (CMHA)..... 780-414-6300
Applied Suicide Intervention Skills Training (ASIST)
Live Crisis Chat
Suicide Bereavement Support Services
Suicide Caregiver Support Services
Youth Suicide Grief Support Groups
Distress Line (24/7) 780-482-HELP (4357)
- Unlimited Potential Community Services Society
Professional and Educational Services 780-440-0708

Employment / Living Skills / Training

- Canadian Mental Health Association (CMHA) - Edmonton Region
Prosper Place Recovery Community..... 780-426-7861
Recovery College Edmonton...www.recoverycollegeedmonton.ca
- Edmonton's Food Bank - Beyond Food..... 780-425-2133 x228
- EmployAbilities 780-423-4106
- Excel Society 780-455-2601 x0
- Goodwill Industries of Alberta - Career Connections ..780-944-2768
- On Site Placement Services Association (OSP)..... 780-488-8122

Housing / Supported Independent Living

- Alberta Health Services - Continuing Care Access
(screening for programs in residential settings) 780-496-1300
- Canadian Mental Health Association (CMHA) - Edmonton Region
Housing Program 780-414-6300
- e4c..... 780-424-7543
- The Salvation Army - Edmonton
Cornerstone Transitional Housing Program
(for women without children) 780-474-7499
- Supportive Residence 780-244-2962
- Transitional Housing Program (all genders) ...780-244-2962

Immigrant Mental Health Services

- Edmonton Mennonite Centre for Newcomers
Therapeutic and Counselling Services..... 780-424-7709
- Multicultural Health Brokers Co-op 825-333-6242

Inner City Mental Health Services

- Bissell Centre - Mental Health Supports 780-660-8640
- Boyle Street Community Services 780-424-4106
- Radius Community Health and Healing..... 780-422-7333

Recreation and Social Programs

- Canadian Mental Health Association (CMHA) - Edmonton Region
Prosper Place Recovery Community 780-426-7861
- Wellness Network Community Linking Programs
Young Adult Services Social, Recreation, and Wellness Programs 780-782-5042

Support Groups

- Anorexics and Bulimics Anonymous www.aba12steps.org
- Caregivers Alberta 780-453-5088
- Co-Dependents Anonymous..... 780-436-6853
- e4c - In-Person Peer-Facilitated Mental Wellness Drop In
..... 780-699-3253
- Eating Disorder Support Network of Alberta 780-729-3376
- The Family Centre - Edmonton..... 780-423-2831
- Momentum Counselling Society - Counselling and Support Groups
(bipolar disorder, anxiety, depression, and more) 780-757-0900
- Organization for Bipolar Affective Disorders www.obad.ca
- Schizophrenia Society of Alberta (Edmonton) 780-452-4661

211 is now available province-wide by dialing 2-1-1, texting INFO to 211, or through live chat at www.ab.211.ca.

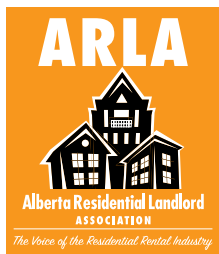
Contact 211 for more information or if you cannot find the particular service you are looking for.

Inclusion of an agency or service on this list does not constitute an endorsement by 211.

300, 10010 105 Street, Edmonton, AB T5J 1C4 Tel: 780.414.6300 Fax: 780.482.7498

211 Alberta – Edmonton and Area is a program of





MEMBER TO MEMBER SERVICE CONTACTS

LOOKING FOR A PREFERRED SERVICE MEMBER FOR YOUR PROPERTY? WE HAVE SOMEONE FOR YOU!

365 Patrol Security Services

403-493-3019 msiad@365patrol.ca

4Rent.ca

780-984-4902 carolyn@mediaclassified.ca

4-Way Inspection Services Ltd.

780-982-5687 travis@4wayelectrical.com

Abalon Construction

780-935-2777 solutions@abalonconstruction.com

Abell Pest Control

780-454-5545 dwadlow@abellgroup.com

Ace Locksmith Services

780-999-0456 jocelin@acelocks.ca

Action Security Group

780-451-6545 haley.mckinnon@accessiocontrol.com

AEDARSA

780-448-0184 Charlene.zatorski@aedarsa.com

Affinity Credit Solutions

780-428-1463 brian.summerfelt@affinitycredit.ca

Alarm Tel

780-850-4525 darryld@alarmtel.ca

All Reach Glass Services Inc.

780-483-9561 office@allreachglass.com

All Weather Windows

780-915-6120 efradsham@allweatherwindows.com

Allmar Inc

780-447-6864 richard.nolan@allmar.com

Amptec Fire & Security

780-426-7878 jerry@amptec.ca

Apartments.com

804-572-6270 jle@costargroup.com

APOLLO Insurance

604-358-8649 alec@apollocover.com

Appliance Warehouse

780-455-3186 info@appliancewarehouse.ca

Ascend Cleaning Services Inc.

780-667-7263 info@ascendcleaningservices.ca

ASCHA

780-439-6473 irene@ascha.com

B&M Junk Removal and Demolition

825-967-3867 bandmjunkremoval11@gmail.com

Bath Fitter

403-554-1287 bweir@bathfitter.ca

BFL Canada Insurance Services Inc.

780-965-0689 mrude@bflcanada.ca

Blue Pest Ltd

780-504-2878 Bluepestedmonton@gmail.com

Brault Roofing (AB) Inc.

587-337-8447 smcgregor@braultraoofing.com

C.L. Painting Inc

403-460-4240 cl.painting@yahoo.ca

Calibre Coatings North Ltd

780-451-6680 llusk@calibregroup.ca

Canclad Exteriors Inc.

780-522-3773 info@canclad.com

Capital City Tree Service

587-735-6363 Info@capitalcitytreeservice.ca

CARMA Corp.

866-836-3837 tdolliver@carmacorp.com

Cedar Tree Flooring Inc.

780-935-6643 info@cedartreeflooring.ca

Certified Flooring

780-452-6293 info@certifiedpro.ca

Chateau Lighting

780-434-9024 shane@chateaulighting.ca

Christensen & McLean Roofing Co.Ltd.

780-447-1672 phil@cmroofing.ca

CI Security Services Ltd

587-429-7162 eayyan@cisecurity.ca

City Lending Centers-CLC

780-901-8060 margaret@citylending.ca

Classic Landscapes Limited

780-485-0700 trevor@classiclandscapes.com

Cloverdale Paint Inc.

604-551-8083 dpicariello@cloverdalepaint.com

Coinamatic Canada Inc.

780-786-8388 dposa@coinamatic.com

Colliers Macaulay Nicolls Inc.

780-969-2979 perry.gereluk@colliers.com

Consolidated Civil Enforcement Inc.

403-698-8461 amandam@ccebailiff.ca

CQ Network (CanQual Inc.)

780-449-5545 jay.spate@cqnetwork.com

CR Concrete Lifting

780-940-5976 admin@crconcretelifting.ca

CRS Edmonton

780-455-5551 claims@crsedmonton.com

Cushman & Wakefield Edmonton

780-917-8326 raphael.yau@cwedm.com

CVG Canadian Valuation Group Ltd

780-421-4200 cvg@canadianvaluation.com

Dave's Heating & Gasfitting

587-588-9172 davesgasfitting@gmail.com

Davey Tree Expert Company of Canada

780-433-8733 kevin.cassells@davey.com

Delnor Restoration Services Ltd.

780-929-4004 leannes@delnorrestoration.ca

Done Rite Fire Protection Inc

780-455-0255 info@doneritefireprotection.com



MEMBER TO MEMBER SERVICE CONTACTS

Donewell Property Services

780-292-4958 jared@donewell.ca

Dormakaba Canada

780-893-9004 gary.belyea@dormakaba.com

Double Clean Inc.

780-919-1524 geoff@doubleclean.ca

DreamArt Painting Ltd

780-200-7354 dreamartpaintingltd@gmail.com

Dryer Vent Scrubbing Summit Fireplaces

780-819-4527 dryerventscrubbing@gmail.com

DSC Construction Inc

780-459-0931 nishal@dsc-construction.ca

Ecopest Inc.

780-448-2661 sameer@ecopest.ca

Edmonton Eviction Services

780-974-8427 don@edmontonevictionservices.com

Encor by EPCOR

780-619-5885 mchristianson@epcor.com

Enercare Home and Commercial Services

780-884-2742 Warren.Kuchta@enercare.ca

Enman Construction

902-315-1313 julee@enmanconstruction.com

Entrata Inc.

1-800-700-2097

Entuitive

780-782-7316 David.sirois@entuitive.com

Exp Services Inc.

587-523-0225 aamir.shaikh@exp.com

Ferguson Moving and Storage Edmonton

780-237-1796 roxanne.kasianchuk@fergusonmoving.com

First General Edmonton

780-463-4040 moe.barzagar@firstgeneral.ca

First Line Real Estate Team

403-370-8234 brett.malenica@gmail.com

First Onsite Restoration

780-733-3399 robin.chuchmuch@FirstOnSite.ca

George Spady Society

780-887-7494 laiton@gspady.ab.ca

GlobalTech Group Ltd.

780-453-3433 b.kemp@globaltechgroup.ca

Golden Spike Lumber Sales

780-962-3160 connorh@getwood.ca

Hamdon Energy Solutions Ltd.

780-448-0074 omar@hamdon.net

Hermes Plumbing & Heating Service Ltd

780-934-7465 hermesplumbingyeg@gmail.com

Home Depot Pro

416-571-8940 michael_lirangi@homedepot.com

HUB International

587-338-2812 jared.mosher@hubinternational.com

Hydro-Flo Plumbing and Heating Ltd.

780-203-2230 james@hydro-flo.ca

Infinite Plumbing Heating & Drain

780-782-4441 infiniteplumbing@live.com

IPCG Group

368-887-6219 toby.burden@ipcg.ca

IVIS Inc.

780-476-2626 ap@ivisinc.com

Jayson Global Roofing Inc.

780-438-0331 ap@jaysonglobal.com

Karlen-Kada Integration Inc.

780-453-1362 daniel@karlenkada.com

Kone Elevators

780-452-9227 Andrew.Cross@kone.com

Lions Group

204-901-0290 kim@lions-group.ca

Lydale Construction (Edmonton) Ltd

780-443-8851 dkendrick@lydale.com

M.J.K. Alberta Ltd.

780-902-6751 mike.jr@mjkalberta.com

Majestic Flooring & Design center

780-968-4440 steve.majesticflooring@telus.net

Major Pest Control

780-906-0911 info@majorpestcontrol.ca

Martello Group

604-681-6544 marketing@martello.group

Maysfield Appliance Repair Ltd

780-221-3243 lburns@maysfield.ca

Miller Thomson LLP

780-429-9733 rschmidt@millerthomson.com

Mircom Group of Companies

888-660-4655 MFinelli@mircomgroup.com

Modern PURAIR

780-628-3270 edmonton@modernpurair.com

Mosaic Home Services Ltd.

780-235-5599 steven@getmosaic.ca

Nationwide Restorations

587-377-0266 diane@nationwiderestorations.ca

NB Benny's Contracting Ltd

780-265-4029 Andrew@nbbennys.com

No Water Roofing

780-902-7510 ap@nowaterroofing.ca

Nordic Mechanical Services Ltd.

780-469-7799 valerie@nordicsystems.ca

OAB Reliable Carpet & Furnace Cleaning

780-720-2007 oabcarpetcare@live.ca

Off The Ledge Inc.

587-873-2020 cody@offtheledge.ca

On Side Restoration

604-293-1596 nbiggar@onside.ca

Orkin/PCO Services Corp.

780-483-3070 tbarracough@orkincanada.com

OSCO Mudjacking & Construction Ltd.

780-469-1234 accounts@oscomudjacking.com

Paneless Property Services

780-707-8385 contact@panelesswindow.com

Paul Davis Restoration

780-454-4047 Ryan.Bubenko@pauldavis.com



MEMBER TO MEMBER SERVICE CONTACTS

PooPrints Canada - Revill Group

1-647-202-9877 Hello@pooprints.ca

Pop-A-Lock

780-453-3433 ap@poplock.ca

Proconsul Construction Ltd.

780-680-1348 roman@proconsulconstruction.com

Propra

403-605-5556 al-karim@propra.ca

PURE Restoration

403-888-1449 robyn@pureresidential.ca

Rahall Electric Ltd.

780-406-4800 donna@rahallelectric.com

Ram Mechanical Inc

780-982-3171 sean@rammech.com

Rapid Response Industrial Group Ltd.

780-691-9083 Reg@rapidresponseind.com

Read Jones Christoffersen Ltd. (RJC)

587-744-0221 JMurphy@rjc.ca

Remedy Professional Realty

780-707-8152 remedycommercialrealtygroup@gmail.com

Rent Check Corporation

416-365-7060 x221 bjmaxwell@rentcheck.ca

Rentsync

905-397-5088 leighann@rentsync.com

Reynolds Mirth Richards & Farmer LLP

780-425-9510 HBesuijen@rmrf.com

RONA INC

587-879-3140 Nathalie.Meloche@rona.ca

Royal LePage ArTeam Realty

780-887-3709 Gerald.t@royalpage.ca

Rümi - Home Services by ATCO

780-903-1846 rupinder.bhatti@atco.com

Scotia Wealth Management

780-420-2277 marc.lupicki@scotiawealth.com

ServiceMaster Restore

780-443-4338 jason.miller@smedmonton.ca

Serv-It Process & Bailiff Services

780-424-9020 tds@serv-it.ca

SingleKey

587-999-3077 mackenzie@singlekey.com

Sky Blue Projects

780-901-9176 info@skyblueprojects.ca

SkyFire Energy

403-660-3318 shaakonson@skyfireenergy.com

Solution 105 Consulting Ltd.

780-429-4774 timinski@solution105.com

Spartan Enhanced Property Management

kyle@spartanenhanced.com

Strata Electrical Contracting Inc.

780-893-3902 janene@strataelectrical.com

Surface Revival

780-246-7729 admin@surfacerivival2024.org

Telus Communications Inc.

780-868-5904 samantha.bibeau@telus.com

The Garbage Man Waste Solutions

780-467-0278 neil@tgmwaste.com

The Mortgage Centre Sky Financial Corp.

780-660-0170 arianaviases@yahoo.ca

The Reno King Ltd

780-667-6789 renokingltd@live.ca

Titan Construction

780-237-1917 bvanunen@titan89.com

Total Integration Inc.

780-444-7004 accounts@totalintegrationinc.com

Trail Appliances Ltd./Commercial Laundry

780-434-9414 tmoulding@trail-appliances.com

Treasures Insurance & Risk Management Inc

780-452-4405 Terry.funk@excelrisk.ca

Tree of Knowledge (TOK) Engineering Ltd.

780-434-2376 mbankey.tok@shaw.ca

Trident Mechanical Services Inc

780-655-0522 daniel@tridentmechanicalservices.ca

Triple M Painting Inc

780-399-7007 Jared@triplempainting.net

Triumph Roofing Inc.

780-938-1649 cbarnicott@triumphinc.ca

Tru North Restoration

587-754-0694 michael@trunorthrestoration.ca

Trusty Tree Services Limited.

780-860-5500 info@trustytree.ca

W.E. Greer Ltd

780-451-1516 wegmarketing@wegreer.ab.ca

Wade Consulting Inc.

780-486-2828 info@wadeconsulting.ca

Waste Connections of Canada

780-464-9413 apedmonton@wasteconnections.com

Watt A Relief

780-298-3336 info@wattarelief.ca

Westland - MyGroup

587-337-4116 kcorkum@westlandmygroup.ca

Westland Express

587-337-4116 kcorkum@westlandexpress.ca

Westview Village

780-447-3345 gggriglak@lautrecltd.com

Winmar Property Restoration

780-488-8854 gabriellelawrence@edmonton.winmar.ca

World Floorcoverings

780-430-1405 mikem@worldfloorcoverings.com

Yardi Canada Ltd.

1-800-866-1144 Jasmin.rodas@yardi.com

Z Williams Electric

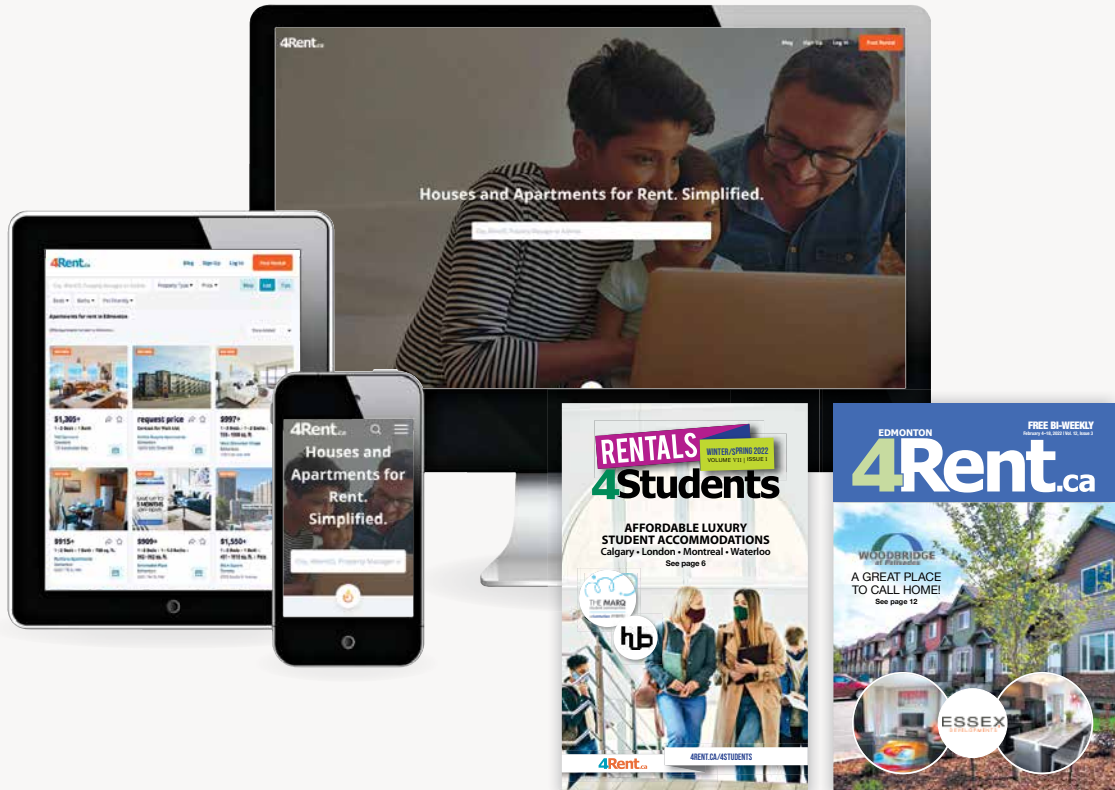
780-686-2226 zwilliamselectric@gmail.com

ZoJacks

403-332-0144 dustin@zojacks.com

**PLEASE VISIT WWW.ALBERTALANDLORD.ORG
FOR INFORMATION ON LANDLORD FORMS
AND NOTICES!**

Fill your vacancies faster



Combine the power of targeted print and online advertising with 4Rent.ca to ensure you're reaching your best prospects.

4Rent.ca

APARTMENT RENTALS SIMPLIFIED – NATIONWIDE

Carolyn Porteous | carolyn@mediaclassified.ca | 780.984.4902