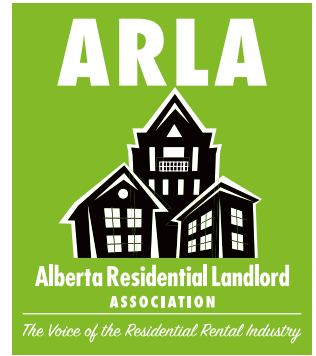


RENTAL GAZETTE

THE VOICE OF THE RESIDENTIAL RENTAL INDUSTRY



ISSUE 1
VOLUME 30
SPRING 2025



2025 Landlord Resource Trade Show & ARLA Achievement Awards Luncheon

Join us on April 25, 2025 from 9:00am - 2:30pm at the River Cree Resort & Casino. The Trade Show has 50 tables with great landlord resources!

The Awards Luncheon will start at 11:30 and will be an exciting time as we honor those in the industry. Cash prizes 5x\$500 will be given away to those that participate in Trade Show Bingo - 2 lines or an X will let you enter the draw!

Tell your staff, friends and anyone who may be interested. The Trade Show is free for everyone!

Details on page 2.

CONTACT ARLA

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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.

ALBERTA'S MULTIFAMILY OUTLOOK: CHARTING THE PATH TO 2025

BY PETER ALTOBELLI, VP AND GENERAL MANAGER, YARDI CANADA LTD.

Alberta's multifamily market is at a turning point. Yardi's Q4 2024 Multifamily report highlights key shifts in the province's rental landscape. While Canada's overall rental environment remains tight, rent growth in several major centres is moderating, and vacancy rates are creeping upward. Notably, Calgary and Edmonton – previously among the strongest markets for rent growth – are now experiencing some of the highest turnover rates, alongside rising vacancies.

Our latest report explores the forces behind these shifts and what they mean for property managers and owners. From tenant retention strategies to leveraging Alberta's relative lower housing costs, there are multiple ways to stay competitive in a more fluid market.

Canada's rental market: growth slows but affordability remains key

At the end of 2024, the average in-place rent across Canada reached \$1,565, reflecting an \$85 year-over-year increase. However, lease growth is slowing as lower immigration targets (dropping from 500,000 in 2024 to 390,000 in 2025) and Bank of Canada interest rate cuts to 3.25% take effect. While renters benefit from more options, housing providers face heightened competition amid shifting demand.

Alberta's rental market: balancing opportunities

At the start of 2025, online apartment searches dipped – a typical seasonal trend. However, Edmonton resisted the trend, climbing to #2 among Canada's top trending rental markets. This surge in renter interest highlights Alberta's growing appeal, driven by affordability and increasing interprovincial migration.

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ABOUT THE EVENT

April 25, 2025



AGENDA

Landlord Resource

Trade Show

9:00 am - 2:30 pm

Ballroom & Enoch E & F

ARLA Achievement Awards Luncheon (members only)

11:30 am - 2:00 pm

Enoch A,B,C & D

WHO WILL ATTEND

- Property Managers
- Landlords
- Owners/Operators
- Leasing Agents
- Site Managers within the Multi-Family Industry
- Site Maintenance/Custodial Staff
- Realtors
- Developers
- Home Builders

EXHIBITORS

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Karlen - Kada Integration Inc.
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Off the Ledge
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Paneless Windows
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FEATURE ARTICLE: CONTINUED FROM COVER

BY PETER ALTOBELLI, VP AND GENERAL MANAGER, YARDI CANADA LTD.

These insights come from the latest RentCafe.com Canadian Renter Interest Report, which tracks rental market trends across the country. Powered by Yardi, RentCafe.com is a leading rental listing platform that ranks the top 25 Canadian cities based on millions of user interactions, including apartment availability, listing views, favoured listings and saved searches.

Economic and political crosscurrents

Alberta benefits from both energy-sector activity and strong interprovincial migration. While Canada's immigration targets are dropping, the province is likely to continue attracting Canadians priced out of other regions. This steady inflow can help offset any decrease in international arrivals.

Meanwhile, interest rate cuts boost consumer spending but may also entice some households to consider buying a home. Property managers, therefore, operate in an increasingly competitive environment where renters have more choices – from newly built rentals to potential homeownership.

Rent growth meets rising vacancy

Alberta's major cities saw significant year-over-year in-place rent gains in 2024, but this growth is expected to slow in 2025. The average in-place rents in Calgary rose 9.7%, while Edmonton saw a 7.9% increase. At the same time, vacancy rates are climbing, influenced in part by a surge in new unit completions that came online in 2024 as per Canada Mortgage and Housing Corporation (CMHC). Calgary's vacancy rate reached 6.7% in Q4 2024 – up 4.2 percentage points from the previous year – while Edmonton's sits at 4.2%. This combination of rising rents and higher vacancy rates reflects a more dynamic market, giving tenants greater flexibility while challenging owners to adapt.

Calgary vs. Edmonton

Calgary: A strong influx of newcomers and substantial new construction had kept Calgary's rent levels afloat. Now, vacancy is higher at 6.7%, and annual turnover is a no-

table 40.8%. While housing providers must work harder to fill units, this also presents an opportunity to attract renters from more expensive regions – provided they can stand out via amenities, lease flexibility or community-focused events.

Edmonton: With a 36.0% turnover rate, the provincial capital is not far behind. Renters remain mobile, so it's critical for property owners to differentiate themselves. Even moderate modifications – like refreshed fitness facilities or new co-working spaces – can give one building the edge over another.

Regardless of the enhancements, renters are searching online first. A strong digital presence ensures that available units – and any improvements made – are seen by the right audience. Visibility on rental listing platforms and property websites can make all the difference in converting interest into leases.

Alberta's affordability magnet

Despite recent rent increases, Alberta remains cheaper than British Columbia and Ontario. A one-bedroom in Calgary or Edmonton typically costs less than in Toronto (\$1,634) or Vancouver (\$1,815), drawing young professionals and families seeking financial relief.

This difference in rental costs, however, limits how much housing providers can raise rents without losing tenants – especially when homeownership and other provinces remain options. The key is balancing returns with competitive pricing.

Housing providers, tenants and the shifting landscape

For housing providers: compete, don't retreat

1. Enhance amenities

High turnover makes upgraded spaces – like lounges, fitness centres and co-working areas – valuable retention tools, especially for remote workers.

2. Retain tenants

With vacancy rates rising, strong tenant relationships matter. Use clear

communication, flexible payment options and loyalty perks (e.g., fee reductions for long-term renters) to encourage renewals. Tenant portals and AI-powered chat bots can help streamline communication and provide easy access to payment and service request options.

3. Go digital

Online leasing, virtual tours and resident portals attract renters, including those moving from other provinces sight unseen. Leverage property websites and ILS listings to maximize visibility and reach prospective tenants.

For tenants: more choice, more leverage

New developments and shifting demand give renters more options. They can negotiate perks like free parking or shorter leases while scouting for the best mix of cost and amenities. However, rising tariffs on construction materials could impact future affordability, potentially slowing new supply.

Strategies for success

Alberta's multifamily sector stands at a crossroads: rent growth remains comparatively strong by Canadian standards, yet vacancy rates are climbing. The province's affordability continues to draw new residents, offering some leeway in rent-setting. However, heightened competition means property managers must excel at both keeping current tenants and appealing to newcomers – especially those migrating from pricier markets.

Yardi's Multifamily Report aggregates data from 492,000 units and 5,500 properties, providing a comprehensive, anonymized look at rental trends. For deeper insights into these trends and additional data on Canadian housing markets, download the latest Multifamily Report.



EDITOR'S MESSAGE SPRING 2025

BY RAPHAEL YAU, CHAIR RENTAL GAZETTE

March 2025 Market Update

As spring 2025 approaches, global economic

uncertainties persist, influenced by ongoing geopolitical tensions in Europe and the Middle East. Additionally, shifting U.S. trade policies, including tariff considerations and evolving diplomatic stances on conflicts in Ukraine and Israel, have introduced further complexity to the global economic landscape. These broader international factors continue to impact financial markets and economic stability, often overshadowing local business concerns.

Despite these challenges, Alberta's economy has demonstrated resilience, supported by increased oil production following the launch of the Trans Mountain Pipeline Expansion (TMX) in May 2024. This infrastructure project has improved market access for Canadian energy exports, contributing to economic growth.

While inflation is nearing the Bank of Canada's 2% target, the central bank remains cautious about lowering interest rates due to concerns over an already active housing market. On March 12, 2025, the Bank of Canada cut its lending rate by 25 basis points, bringing it down from 3% to 2.75% to support economic growth amid uncertainty surrounding U.S. trade policies. However, rate adjustments must be balanced against the risk of further stimulating the housing sector. The Canadian dollar has weakened in anticipation of a rate reduction, reflecting investor sentiment.

To mitigate potential risks from global trade disruptions, Alberta's leadership is actively seeking new markets for its energy exports, reinforcing the province's long-term economic stability strategy. Alberta's oil production reached record levels in 2024, averaging approximately 5.3 million barrels per day by year-end. This growth positioned Canada as a key contributor to global crude oil production.

Financially, Alberta's government has projected a \$367 million accounting surplus

for the 2024-25 fiscal year. Plans include allocating \$6.4 billion from the Alberta Fund toward savings and debt repayment, with \$2 billion directed to the Heritage Savings Trust Fund and \$3.2 billion set aside for maturing debt obligations.

As of February 2025, Alberta's unemployment rate stands at 6.7%, remaining slightly above the national average of 6.6%. Edmonton's unemployment rate declined to 7.4% in the February - March period from 7.7% in the previous reporting period.

Alberta's housing market has experienced significant growth. In 2024, the province recorded a historic 46,632 housing starts, a 32% increase from 2023. Edmonton followed a similar trend, with a 39% increase in housing starts, totaling 18,384 new units in 2024. As of January 2025, Alberta reported 3,199 new housing starts, reflecting a 9.2% increase year-over-year.

Looking ahead, economic uncertainty, potential tariff risks, and inflationary pressures may impact investment trends. While interest rate cuts are expected, their frequency and magnitude remain uncertain. This dynamic makes it difficult to predict where multifamily assets will trade throughout the remainder of 2025.

Raphael M.H. Yau, B.A. (Econ)
Multi-family & Investment Sales
Cushman & Wakefield Edmonton

Source: CMHC, Cushman & Wakefield Edmonton Research Services, ATB Financial, Reuters, Bank of Canada, Global News

ARLA

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PRESIDENT'S MESSAGE SPRING 2025

BY RAZVAN COSTIN, ARLA PRESIDENT 2025

On behalf of the Board of Directors and staff of ARLA, I want to wish everyone a safe and prosperous 2025. As we moved into the new year, it's exciting to see the level of talent we have around the Alberta Resident and Landlord Association - board of directors and staff.

Together with the entire ARLA family, we're looking to build on the successes and momentum generated in the last year, continuing to seek new ways to provide value to our members.

We very much appreciate the continued support of all our members and look forward to what this year has in store.

Our mission is much more than to improve the residential rental industry, it is to create

a bond, a connection, where everyone feels appreciated, surrounded by everyone's support. It is not the big things we do for our members and customers, but the day to day, little things, that prove we mean "we care" and that our members are important to us. Each interaction is an opportunity to positively impact the daily experience of someone who seeks a helping hand. When we take the time to smile, greet by name, get involved, we make connections essential to building and sustaining healthy, happy communities where everyone feels a sense of belonging, a true safe and sound home.

A primary part of our 2025 plan is to offer more opportunities for members to connect and learn together in person. This means social events, building tours, panel discussions, educational webinars and more. Like many industries, ours is one based on building and fostering relationships, and our intent is to provide more opportunities for this to occur.

Please be sure to read our newsletters, the Rental Gazette, sent out regularly for exciting regional and national content, including upcoming events and programs, educational opportunities, member news, award winners, and more!

Have an amazing year ahead, count on us and reach out to your ARLA friends! Thank you all.



Monthly Event & Website Sponsors





EXECUTIVE DIRECTOR REPORT SPRING 2025

BY DONNA MONKHOUSE, ARLA EXECUTIVE DIRECTOR

Firstly, we would like to thank all those members that renewed their 2025 Membership

and continue to support ARLA. We will continue to grow our association to benefit all members! We will continue to advocate for the Industry! We will continue to provide education and topics of interest! We will continue to support our Member Community!

MARK YOUR CALENDARS

Share With Everyone!

Our Trade Show is Coming April 25th and we are so excited to have a new venue this year!

We are super excited to be hosting our 4th Landlord Resource Trade Show and even more happy to be hosting the ARLA Achievement Awards once again. It is so great to honor those in our industry - we all know how hard we work!

We hope you will all participate and allow your staff the opportunity to attend the trade show (it's free!) and you can enter the draw for several \$500 cash draw prizes just by playing BINGO.

Our Trade Show is a bit bigger this year, so come early to ensure you don't miss any exhibitors!

Education

We continue to offer a variety of Webinars and Seminars throughout the year, along with breakfast meetings and luncheons.

Keep those referrals coming too! 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!

What Else is Happening at ARLA's Office?

- We continue to advocate to the province and the City on Safety and Security within our City for our Buildings and our tenants.
- We attend and represent ARLA members at Alberta Residential Tenancies Advisory Committee (ARTAC) and Safety Codes Council and will be attending the Annual Pest Advisory committee meeting.
- We are working with Alberta Law Reform Institute (ALRI) and our membership with respect to changes to the Residential Tenancy Act to benefit all.
- We are putting together questions for the Municipal candidates to ensure our issues are heard and see where they stand. Election day is Oct 20, 2025.

- We will continue to advocate to all levels of government.
- We continued to bring in new members to benefit everyone - please make sure you look at our Service members on our website!
- We continue to keep our members apprised of all happenings by way of monthly broadcast! Don't miss reading these!
- We continue to add new information and resources to our website as well - please visit www.albertalandlord.org.

We want to wish all of you a Happy Easter and look forward to seeing everyone at the upcoming Trade Show.

Again, that's April 25, 2025 from 9am to 2:30pm and don't miss the Achievement Awards Luncheon! Tickets for the Luncheon are selling fast!



| WHEN TO CALL 911 | WHEN TO CALL 211 |
|---|---|
| A person has overdosed or is not breathing | A person is intoxicated or otherwise impaired |
| A person is violent or is threatening violence | A person is sleeping in a lobby, or unsafe space |
| A person is exhibiting violent behaviour and is refusing to leave | A person is dressed inappropriately for the weather |
| A large group situation where safety is uncertain | A person feels unsafe, but no threat of violence is present |
| A person is asleep in a snowbank for an extended period of time | A person is confused, disoriented, or may be experiencing a mental health concern |

WHEN YOU SEE A PERSON IN DISTRESS, **#JUSTCALL211** + PRESS 3

24/7 CRISIS DIVERSION TEAM

ARLA proudly sponsored and participated as a route sponsor in the CNOY walk on February 22, 2025, to support individuals and families facing adversity in our community. Our heartfelt thanks go out to everyone who donated and joined us on this meaningful journey! #WalkForBissell



RENTING RED FLAGS

BY BRAD LONGEWAY, TENANT DEFAULT SERVICES MANAGER,
SERV-IT BAILIFF SERVICES AND EVERWAY LEGAL SUPPORT INC

As an agent for landlords at the RTDRS and a Civil Enforcement Bailiff, I

have had the unique opportunity to observe the varied practices of all types of landlords from the accidental landlord to the large REITs. The costliest mistakes we typically see relate to inadequate screening, or no screening at all! Far too often I am told by a landlord that they abandoned their screening practices because they “trusted” the tenant.

In my experience the foundation of a successful tenancy begins with education, a quality lease and solid screening practices. We see far too many landlords overlook developing and implementing solid screening skills and practices. There are far too many professional tenants looking to defraud you to just go with your gut. I have often dealt with the same tenants over and over. It is disturbing how we see their techniques and strategies evolve and improve with each landlord they scam. In 2021 we obtained three different orders to vacate against the same individual. A Court of King’s Bench search I conducted shows this tenant has been ordered to vacate over thirty residential properties since 2013! I will cover later how to complete the searches.

I am however confident that the majority of landlords have solid screening practices. Hopefully, I can provide some insight and tips to supplement those practices and help see the process from a different angle; perhaps from the angle of a prospective tenant who is intending on defrauding you. If you are a landlord that does not have solid screening knowledge and practices, I implore you to seek education in these matters. The vast majority of tenants have no intention of causing you any problems. I unfortunately make my living dealing with the minority of tenants who cause the majority of the problems. And these tenants can be very costly to your bottom line and be a source of significant stress and anxiety. I am not going to talk about credit scores and the like but rather try to give some insight from a different perspective; that of an Eviction Specialist and Bailiff.

Red Flags

While assisting landlords at the RTDRS or as a Bailiff enforcing an Order, there are many common red flags that we see. These may not be noticed at the time of screening the tenant but in many cases, landlord will look back after a problem has developed and see that many of these flags were present. These are not your normal red flags such as poor credit or no rental history but rather a list of behaviors that I see time and time again.

Too friendly! I find many professional tenants can get a landlord’s guard down by being overly friendly. It tends to build a false sense of trust in the tenant. Everyone wants a tenant that is easy to get along with. Is the person naturally friendly or do they have another agenda?

Flattering your property (and ego). Many landlords tell me that they chose a tenant because they were so complementary of the rental premises and in the end had to be evicted. This is most common when a landlord is renting out a property that was their home. If the wrong tenant knows this, they may try to connect to you emotionally by being so complementary of your family home or by making you feel warm and fuzzy by giving them the opportunity to raise their family in the home where you raised yours. I can honestly say this is something we see very commonly. Many landlords have told me they selected the tenant that was so complementary to them and the property because it gave them the belief, they would take extra good care of the property. And too many landlords have had to tell me that while we are evicting the tenant for significantly damaging the property.

Overly elaborate. One of the most common red flags related to tenants that I am evicting are tenants who are very detailed about their circumstances. They are looking to gain sympathy. Other times landlords tell me that the tenant told such detailed stories of their situation that they did not bother to screen the tenant on the feeling that if a tenant went into such detail, it must be true! Or, in my experience, it often is a script that has evolved over many tenancies. If you take enough shots, some will likely go in.

Pushing for fast possession. This is probably the most obvious red flag. It is a rare circumstance that a reasonable tenant needs fast possession. On many occasions when initiating an action to remove a tenant, the landlord has told me the tenant’s reason for needing fast possession. And far too often when I find out the tenant’s name, I have to tell the landlord they were told a lie because the real reason they needed fast possession is because we had recently evicted the tenant.

Are You a Target?

It is my experience that large corporate landlords and REITs are the least at risk of professional tenants. The worst of the worst tenants tend to target the individual landlords who are less educated, have weaker screening practices, or can be tricked into making mistakes. It reminds me of a landlord that came to me with a tenant who had lived in a property for 13 months yet was 12 months behind on rent. He and his family had allegedly had family emergencies, surgeries and as much other bad luck as you could imagine. This caused the landlord to feel guilty taking action against them. A tenant like this knows that a large landlord would not allow this which is why they target small to medium sized landlords. It turned out that I had not only evicted this tenant twice in the past but also served him two lawsuits alleging fraud. While it is important for all landlords to have solid screening practices, it is essential for small landlords to put extra effort into screening. You are at the highest risk of being defrauded and need to work extra hard to minimize your risk.

Are You Being Profiled?

We refer to selecting a tenant as screening. A responsible tenant also screens you to make sure you are a landlord they would like to rent from. The professional tenants take this further to the point of profiling a landlord in the same way a con artist profiles prospective victim. Scam artists are incredible at profiling their “mark.” They then adapt their strategy to your weaknesses. Can you be made feel warm and fuzzy by being able to help a tenant? Suddenly they need help. Are

CONTINUED >>

RENTING RED FLAGS: CONTINUED

BY BRAD LONGEWAY, SERV-IT BAILIFF SERVICES AND EVERWAY LEGAL SUPPORT INC

you sympathetic? If so, I bet they have a hard luck story. Can they connect to you emotionally by having common interests? Common background? Common past challenges you have overcome? The more you tell the tenant about yourself, the more they conveniently find how similar they are to you! This is also where an overly friendly tenant can find out lots about you. Just remember, you should be the one asking the questions.

Another common goal of professional tenants is to target a landlord who owns the rental premises rather than a property manager. It is easier for an owner to direct the property manager to take eviction actions if they do not know the tenant. It is common for a landlord to tell us how guilty they feel evicting a tenant. Professional tenants will target a landlord they feel can manipulate, guilt or bully. And when one approach does not work, they often switch their strategy. If they know you own the property, they know you make all the decisions. Some of my clients tell me they pretend they do not own the property for this reason; they can simply tell the tenant the owners say no. It reminds me of a tenant I was enforcing an order against who suggested that the system in Alberta was "garbage." When I asked why, he said it was because he had been evicted six times in 18 months. I of course asked why does that make it "garbage"? He proudly said because in the province he came from it took over 6

months each time to evict which allowed him to extend his scams longer. His scam was to rent a house and move in immigrants and refugees brand new to the country with him. He would collect their rent and bully them into staying in their rooms. He would pocket their money and not pay the rent. The stack of empty pizza boxes beside his couch was four feet high!

Do You Conduct Court of King's Bench Searches?

You are able to conduct a search at the Court of King's Bench to see if an individual has ever been sued. If you have ever obtained an Order, including RTDRS Orders, against a tenant, it will show on these searches. The results are not limited to landlord tenant orders, but they do indicate if that is what they are.

Traditionally these searches had to be conducted in person at the courthouse but they can now be done online at <https://eservices.alberta.ca/court-of-kb-civil-search-request.html>. The cost is \$10. The main flaw of these searches is that they take several days to get back. I conducted one in December which took a week to come back and one in February that took four days to come back. I do recognize this is not ideal but it is a tool worth considering. Twenty-nine landlords missed the opportunity to not rent to the tenant that I referenced had been court ordered to vacate 30 times had

they conducted this search! If you are a small landlord it is extra important to consider utilizing these searches to avoid placing a repeat offender in your rental unit.

An Ounce of Prevention

There are many resources available for support and education on screening tenants. Invest in your process and stick to your procedures. My feeling is that if your gut says no to a prospective tenant, trust your gut and do not question it. If your gut says yes, do the work and hopefully prove your gut correct by completing your screening. Being educated, using a quality lease and having strong screening practices will help you build a stronger foundation to minimize your risk and protect your investment.

Being a landlord is a profession, not a hobby.

Contact Brad for Civil Enforcement Bailiff supports at tds@serv-it.ca

Contact Brad for Tenancy Dispute Solutions/ RTDRS representation at tds@everway.ca

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



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Welcome New Members!



- | | |
|-----------------------------------|--------------------------------------|
| Alberta Ecotrust Foundation | Mani Mann |
| Alberta Mechanical Solutions Ltd. | MG&S Trade Solutions Inc. |
| Apartment Life | NADG c/o JHH Lot 84 GP Inc. |
| BroadNet Inc. | One Call Restoration & Services Inc. |
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| Katherine Carrier | Vanderwerf Holdings |
| Leanne Jacobs | Victor Sequeira |

Upcoming Events

- | | | |
|--|--|--|
| APRIL 11 <i>RTA Fundamentals Workshop!</i> | APRIL 25 <i>Landlord Resource Trade Show & ARLA Achievement Awards</i> | MAY 22 <i>Educational Webinar - Handling Challenging Conversations with CMHA</i> |
| JUNE 18 <i>Morning Presentation & Luncheon</i> | JULY 18 <i>Member Appreciation BBQ</i> | SEPT 05 <i>ARLA Golf Tournament</i> |
| SEPT 26 <i>Educational Webinar</i> | OCT 10 <i>RTA Fundamentals Workshop!</i> | OCT 15 <i>Seminar & Luncheon - RTA with Service Alberta</i> |



ARLA
Alberta Residential Landlord
ASSOCIATION

The Voice of the Residential Rental Industry

ALBERTA RESIDENTIAL LANDLORD ASSOCIATION MISSION, VISION AND VALUE STATEMENT 2025

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

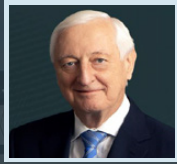
The Alberta Residential Landlord Association (ARLA) founded in 1994, is a membership based, not for profit Association, that is dedicated to strengthening the Residential Rental Industry by educating, uniting and advocating for professional members and preferred service members. ARLA represents approximately 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.

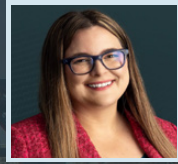
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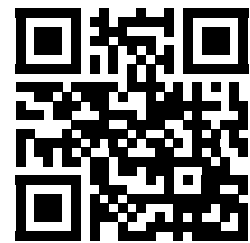
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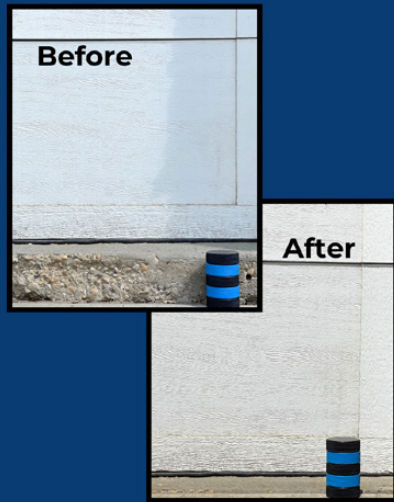
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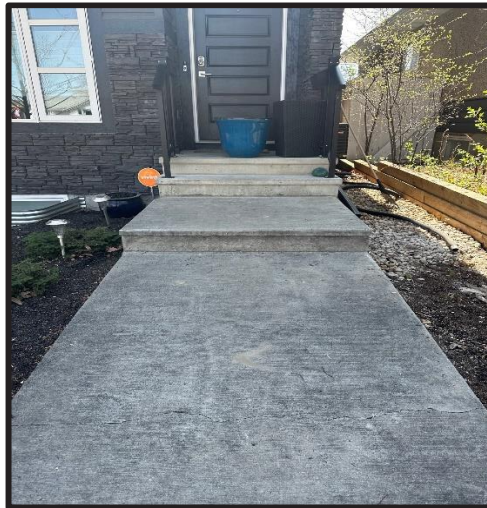
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| January 1, 2009 to December 31, 2023..... | 0% |
| January 1, 2008 to December 31, 2008..... | 0.5% |
| January 1, 2007 to December 31, 2007..... | 0.3% |
| January 1, 2002 to December 31, 2006..... | 0% |
| January 1, 2001 to December 31, 2001..... | 1.75% |
| January 1, 2000 to December 31, 2000..... | 1.15% |
| January 1, 1999 to December 31, 1999..... | 0.75% |
| January 1, 1997 to December 31, 1998..... | 0% |
| January 1, 1996 to December 31, 1996..... | 2.5% |
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ASBESTOS: KNOW THE RISKS, STAY SAFE

BY MARC TEIERLE, DELNOR RESTORATION SERVICES & ADEN YUSUF, ALL ABOUT ABATEMENT

What Is It? Asbestos: Risks, Regulations, and Safety Measures

Asbestos is a naturally occurring mineral with heat, fire, and corrosion-resistant fibers, making it ideal for industrial and commercial use in the 20th century. It was widely used in building construction, automotive parts, insulation, and fireproofing.

However, when disturbed, asbestos releases microscopic fibers that, if inhaled or ingested, can cause inflammation, scarring, and genetic damage, leading to diseases like asbestosis, lung cancer, and mesothelioma.

Though its dangers were recognized by the mid-20th century, asbestos remains a threat in older buildings, industrial sites, and natural deposits, requiring strict regulations and safe handling practices.

Types of Asbestos: There are three primary types of asbestos, each with distinct characteristics and uses:

- 1. Chrysotile (White Asbestos):** The most used form, found in roofing materials, ceilings, walls, and automotive brake linings.
- 2. Amosite (Brown Asbestos):** Often used in cement sheets, insulation materials, and ceiling tiles.
- 3. Crocidolite (Blue Asbestos):** Known for its heat resistance, it was used in high-temperature environments, such as steam engines and specialized insulation products.

Despite its residential, commercial, and industrial value, the health risks associated with asbestos have led to strict regulations and a decline in its use.

Where Is It? Common Locations of Asbestos

Although its use has been heavily regulated since the 1980s, asbestos remains present in many older structures and products. Key locations include:

Residential and Commercial Buildings

- **Insulation Materials:** Pipes, boilers & attics.
- **Flooring:** Vinyl tiles and adhesives.
- **Ceilings:** Textured coatings, such as “popcorn” ceilings.
- **Roofing:** Shingles and siding materials.

Health Risks of Asbestos Exposure

Exposure to asbestos is a significant health hazard due to its ability to cause severe and often fatal diseases. These include:

- 1. Asbestosis:** A chronic lung disease caused by inhaling asbestos fibers, leading to lung tissue scarring and breathing difficulties.

- 2. Lung Cancer:** Long-term asbestos exposure is a major risk factor for lung cancer, particularly in smokers.

- 3. Mesothelioma:** A rare but aggressive cancer affecting the lining of the lungs, abdomen, or heart, almost exclusively caused by asbestos exposure.

- 4. Pleural Plaques and Thickening:** Scarring of the lung lining, which can lead to reduced lung function.

The latency period for asbestos-related diseases is long, typically ranging from 10 to 50 years after exposure. This delayed onset makes early detection and prevention essential.

What Not to Do with Asbestos? Precautions:

Improper handling of asbestos-containing materials (ACMs) can release hazardous fibers into the air, increasing the risk of exposure. To minimize these risks:

- 1. Avoid Disturbing ACMs:** Do not cut, drill, or sand materials suspected of containing asbestos.
- 2. Refrain from DIY Removal:** Asbestos removal should only be performed by trained and certified professionals.
- 3. Do Not Use Standard Cleaning Methods:** Regular vacuum cleaners and brooms can disperse asbestos fibers. Specialized equipment with HEPA filters is required.
- 4. Do Not Assume Materials Are Asbestos-Free:** Always have materials tested by accredited laboratories before renovation or demolition.
- 5. Avoid Improper Disposal:** Asbestos waste must be disposed of in designated facilities to prevent environmental and public health risks.

What To Do? Safety Measures: Ensuring Protection from Asbestos Exposure in Alberta

To protect the public, workers, and the environment in Alberta from the dangers of asbestos, a multi-faceted approach is essential. The following practices should be implemented and strictly adhered to, in compliance with Alberta’s Occupational

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ASBESTOS RISKS: CONTINUED

BY MARC TEIERLE, DELNOR RESTORATION SERVICES & ADEN YUSUF, ALL ABOUT ABATEMENT

Health and Safety (OHS) Code:

Conduct Comprehensive Asbestos Surveys: Prioritize Identification and Risk Assessment

- **Purpose:** Before initiating any construction, renovation, demolition, maintenance, or repair work, a thorough asbestos survey is critical. This survey aims to identify the presence, location, and condition of Asbestos-Containing Materials (ACMs) within the affected area. This is a requirement under Alberta's OHS Code, Part 30 - Asbestos.
- **Contact a Qualified Professional:** Engage a qualified professional contractor or accredited hygienist who possess appropriate training and certification in asbestos surveying and assessment.
- **Sampling and Analysis:** Where suspected ACMs are identified, have representative samples collected from the site or required areas and sent to a certified laboratory for analysis. Laboratories must be accredited by the Canadian Association for Laboratory

Accreditation Inc. (CALA) or an equivalent accreditation body, as specified in the OHS Code.

- **Detailed Reporting:** The asbestos survey results, or formal report if requested, will allow you to make an informed decision on next steps required for your property.

Empower through Knowledge, Training, and Skills:

Take the opportunity to register for an Asbestos Awareness course near you as an option to further ensure adequate training, knowledge, and understanding is available for property managers as part of their professional "tool kit of services" and stay up to date on best practices and regulatory changes within the province. A reminder to ensure to engage a qualified professional contractor or accredited hygienist that have adequate training and approved safe work practices whenever asbestos work is undertaken to further minimize fiber release within affected residences or spaces. The specific work practices mandated for any asbestos remediation work will depend on the risk level required.

Alberta's Updated Regulations on Asbestos Handling:

Alberta has implemented stringent regulations to govern the handling, removal, and abatement of asbestos. Key aspects include:

- 1. Notification Requirements:** Employers must provide a 72-hour notice to Alberta Occupational Health and Safety (OHS) before commencing work that could disturb ACMs.
- 2. Worker Training and Certification:** All workers involved in



asbestos abatement must receive training from government-approved agencies.

3. Competency of Hygiene Consultants:

Service providers must work within their areas of expertise, providing accurate assessments and recommendations to protect health and safety.

4. Hazardous Occupation Designation:

Occupations involving asbestos work are designated as hazardous, emphasizing the need for strict adherence to safety protocols.

Conclusion:

Asbestos, once prized for its uses, is now a well-known health hazard. Understanding its properties, common locations, and safe handling is crucial to reducing risks. Alberta's updated regulations ensure only qualified professionals manage asbestos, protecting communities and workers alike. By following these rules and implementing strong safety protocols for your team, we can minimize asbestos-related dangers.

For more information about asbestos please feel free to contact:

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MOULD AND RENTAL PROPERTIES

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

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

We recently heard about a tricky

situation involving mould in a rental property. During a property inspection, the landlord found severe mould in the unit. The tenant apparently never said anything to the landlord about the mould. The remediation was going to be costly and take months.

The situation got me thinking of a few questions, including:

1. Who is responsible for mould in a rental property?
2. Does a tenant have to inform their landlord about mould in a rental property?
3. What can a landlord or tenant do if there's mould in the property?

Mould, otherwise known as mildew or fungus, is a living organism. The Environmental Public Health, Alberta Health Services website notes mould grows indoors in places that have water leaks, are very humid or have condensation problems. While mould usually doesn't make people sick, there's a higher risk of health problems if there's more of it in places a person spends a lot of time in - for example, at home. Mould can cause health problems including asthma flareups, itchy skin, stuffy nose and blocked sinuses, breathing problems, and irritation of the eyes, nose and throat.

Whenever we get a question about mould on a property, we direct people to the Minimum Housing and Health Standards and our publication. The Minimum Housing and Health Standards set out specific conditions that are essential to making a place safe, sanitary and fit for human to live in.

The Standards do not explicitly cover mould on rental properties. But, a review of caselaw suggests that mould can be a deficiency that affects whether a property is fit for living in. It can also be a deficiency that affects a tenant's benefit of the residential tenancy agreement and right to enjoy the property.

Property owners/landlords are responsible for maintaining rental premises to the minimum standard. If the property falls below standard, they must fix it. Failing to meet the minimum standard is a breach of the Residential Tenancies Act (RTA). When a landlord breaches the rental agreement or RTA, the tenant has several remedies including:

- recovery of damages
- rent abatement (reduction)
- compensation for the costs to fulfill the landlord's obligations
- termination of the lease

Extending this line of thinking to mould means property owners/landlords must fix mould problems on a rental property.

The RTA says tenants have a general responsibility to maintain the premises and keep it in a reasonably clean condition. We also know that landlords must maintain the premises to the minimum standard. This is where things get a little fuzzy, especially where a tenant knows about an issue in the property but does not say anything about it. How is a landlord supposed to fix a mould issue if the tenant doesn't say something about it?

Brown v. Libertas Property Management Inc., 2011 ABPC 148 sheds some light on this type of situation. In the case, the tenant claimed \$1,495 for return of the security deposit, \$3,040 in rent abatement and \$3,000 in general damages based on several alleged breaches by the landlord. One issue involved water damage from a toilet leak, which led to mould/mildew growth in floor tile. The mould then caused or contributed to the exacerbation of the tenant's asthma. There were many other problems with the property including the loss of use of the basement bedroom and failure of the landlord to install a screen or repair the deck.

What's most interesting is what the judge said about the tenant's responsibility for informing the landlord about the mould: "[Moulds] and mildews have typical appearance and smell. They occur commonly and are within the experience of many people."

The judge found that the tenant was aware of the mould but failed to tell the landlord. The judge decided:

- The tenant should have advised the landlord when they became aware of what they thought was mould.
- The tenant could and should have taken some action of their own to prevent the mould from becoming a problem, which they did not.
- The tenant was in possession of the house and needed to maintain it. Even if the landlord knew of the mould but failed to act, the tenant should have acted on their own.

- Failing to advise the landlord of the mould and take any steps to deal with the mould situation contributed to the problem and the damages suffered by the tenant.
- The water leak, broken tiles, and mould affected the amenity of the house and contributed to the loss of the benefit of the tenancy agreement. Rent abatement (reduction) was appropriate.

Considering the landlord's breaches and the tenant's losses, the judge assessed the tenant's damages and rent abatement at \$1,000. The judge dismissed the claim for general damages for anything other than the breaches of the agreement and the rent abatement. The judge ordered the landlord to pay the tenant \$2,495 for the return of the security deposit and for damages.

If the RTA and caselaw have taught us anything, it's that tenants should tell their landlord about issues on the property right away, including mould. Doing so allows the landlord to repair and fix the issue. As best practice, landlords and tenants should document and put in writing any remediation arrangements. For example, this may include:

- whether a tenant will be moving out during repairs
- how much the landlord pays for repairs
- whether the landlord offers any rent abatement (reduction)
- whether the tenant must take remedial steps or pay to fix the problem themselves

As mentioned in CPLEA's Minimum Housing and Health Standards publication, a tenant can take additional steps if a landlord is not fixing problems on the property. One option is contacting a local Environmental Public Health Office.

As for any circumstances that may make a mould situation contentious- well that involves findings of fact for the RTDRS or courts to decide.

For more on residential tenancies law in Alberta and CPLEA's Residential Tenancies Legal Information Program, go to: www.landlordandtenant.org.

Funding for this project is made possible through a grant from the Alberta Real Estate Foundation. Learn more at www.aref.ab.ca.





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ALBERTA RESIDENTIAL LANDLORD ASSOCIATION CODE OF ETHICS PROFESSIONAL MEMBER 2025 & PREFERRED SERVICE MEMBER 2025

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.

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| 2.1% | \$1,466 |

Edmonton’s vacancy rate eased due to growing supply and slower lease-up time

The vacancy rate of purpose-built apartments in the Edmonton CMA increased to 3.1% in 2024. Increases in vacancies were most notable for 2-bedroom and 3-bedroom apartments. Bachelor and 1-bedroom units maintained stable vacancy rates despite a surge in new supply. This indicates steady demand for smaller units.

Vacancy rates rose mostly in areas outside city limits, specifically in Fort Saskatchewan, Leduc and Strathcona County. However, the University and South zones (made up of Southwest, East central and Millwoods areas) also posted higher vacancies.

Migration fueled Edmonton’s population growth, leading to rising unemployment as job gains lagged workforce expansion. Although unemployment among the 15 to 24 age group may have negatively impacted rental demand, strong demand from migrants helped moderate this effect.

Average rent grew at faster pace despite growth in rental supply

Over the past year, high demand for rentals and rising rents spurred new purpose-built rental construction, increasing the rental stock by 5.0%. Edmonton’s purpose-built rental stock has been growing steadily with the pace of expansion surpassing the 10-year historical average. These new units are primarily 1- and 2-bedroom units in the Downtown, University, Southwest, Castledowns and Strathcona County zones.

Despite the increase in supply, the rental market remained tight due to sustained

demand. While some other CMAs saw a decline in the pace of rent growth, the same-sample average rent for a 2-bedroom apartment in Edmonton grew at a faster pace compared with the previous year.

Rents for vacant units were \$277 more on average than those for units that were already occupied. Historically, Edmonton landlords have lowered asking rents to attract tenants, given the CMA’s large rental inventory. This year, high demand allowed landlords to maintain higher rents for vacant units. This was notable especially within the Edmonton Core zones and Strathcona County.

This widening rent premium on vacant units was a considerable disincentive to move, leading to a decline in the average turnover rate. Rents for units that turned over were 5.2% higher, showing landlords’ ability to set higher rates for new tenants. Meanwhile, lower increases for units that didn’t turn over reflected a shift toward tenant retention, with incentives re-emerging to keep tenants.

Rising average market rents in Edmonton led to a lower turnover rate below historical averages

Download the full report here:

<https://www.cmhc-schl.gc.ca/professionals/housing-markets-data-and-research/market-reports/rental-market-reports-major-centres?>

Rental affordability deteriorated for low-income households

Despite increased supply, rents remained unaffordable for low-income residents in Edmonton. While newer rental units

and those priced over \$1,300 saw higher vacancies, vacancy rates for lower-cost rentals remained steady or declined, underscoring affordability concerns.

Low-income households earning less than \$38,000 annually have access to about 6.0% of Edmonton’s rental units. This is roughly half the proportion that was available to them in 2023. This shortage is especially severe in the Edmonton Core zones where affordable units are largely unavailable.

Most of the units accessible to low-income households are small apartments. This raises concerns about suitability and overcrowding for families. In addition, low-income households must compete with higher-income households for these few units.

Condominium apartment rentals played a smaller role in Edmonton’s rental market

The role of the rental condominium apartment market in Edmonton’s rental space declined as fewer condominium apartments were available as long-term rentals. Despite new condominium apartment completions, the share of condominium apartment units as long-term rentals dropped to 33.4%.

The vacancy rate for rental condominium apartments stayed steady while the average rent for a 2-bedroom condominium apartment increased to \$1,466. Even with this increase, condominium apartments remained discounted relative to purpose-built rentals of similar size as landlords tried to attract renters. Renters continued to show a preference for purpose-built rental units over condominium apartments for long-term rentals.

PRIMARY RENTAL MARKET STATISTICS - EDMONTON



| Number of Private Apartment Units | | | | |
|-----------------------------------|--------|--------|--------|--------|
| | Oct-21 | Oct-22 | Oct-23 | Oct-24 |
| Bachelor | 4,211 | 4,282 | 4,453 | 4,606 |
| 1 Bedroom | 31,473 | 32,737 | 33,911 | 35,374 |
| 2 Bedroom | 36,776 | 38,163 | 39,658 | 41,598 |
| 3 Bedroom + | 3,311 | 3,609 | 3,683 | 4,217 |
| Total | 75,771 | 78,791 | 81,705 | 85,795 |

| Private Apartment Vacancy Rates (%) | | | | |
|-------------------------------------|--------|--------|--------|--------|
| | Oct-21 | Oct-22 | Oct-23 | Oct-24 |
| Bachelor | 8.6 a | 6.0 b | 3.9 b | 3.2 d |
| 1 Bedroom | 7.6 a | 5.2 a | 3.0 a | 3.4 b |
| 2 Bedroom | 7.0 a | 3.5 a | 1.9 a | 2.8 a |
| 3 Bedroom + | 6.8 a | 2.7 a | 1.3 a | 3.0 c |
| Total | 7.3 a | 4.3 a | 2.4 a | 3.1 b |

| Private Apartment Average Rents (\$) | | | | |
|--------------------------------------|---------|---------|---------|---------|
| | Oct-21 | Oct-22 | Oct-23 | Oct-24 |
| Bachelor | 879 a | 904 a | 948 a | 1,050 a |
| 1 Bedroom | 1,038 a | 1,071 a | 1,134 a | 1,237 a |
| 2 Bedroom | 1,270 a | 1,304 a | 1,398 a | 1,536 a |
| 3 Bedroom + | 1,408 a | 1,446 a | 1,540 a | 1,705 a |
| Total | 1,158 a | 1,194 a | 1,271 a | 1,398 a |

| Private Apartment Availability Rates (%) | | | | |
|--|--------|--------|--------|--------|
| | Oct-21 | Oct-22 | Oct-23 | Oct-24 |
| Bachelor | ** | ** | ** | ** |
| 1 Bedroom | ** | ** | ** | ** |
| 2 Bedroom | ** | ** | ** | ** |
| 3 Bedroom + | ** | ** | ** | ** |
| Total | ** | ** | ** | ** |

| Private Apartment Estimate of Percentage Change (%) of Average Rent | | | | |
|---|--------|--------|--------|--------|
| | Oct-21 | Oct-22 | Oct-23 | Oct-24 |
| Bachelor | ++ | 1.7 b | 5.7 b | 7.9 a |
| 1 Bedroom | ++ | 1.5 a | 6.0 a | 7.9 a |
| 2 Bedroom | -0.5 a | 1.6 a | 6.4 a | 7.0 a |
| 3 Bedroom + | ++ | 1.7 b | 5.8 b | 6.8 a |
| Total | -0.2 a | 1.5 a | 6.3 a | 7.2 a |

Source: CMHC Rental Market Survey

Notes:

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Poor (Use with Caution)

** – Data suppressed to protect confidentiality or data not statistically reliable.

++ – Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0). (Applies only to % Change of Average Rent Tables).

The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The information contained in this document is a printable version of information originally contained on CMHC website application <https://www03.cmhc-schl.gc.ca/hmiportal>. CMHC makes considerable effort to ensure that the information and analysis on this application is reliable, but cannot guarantee that it is accurate or complete. The content of the application is general in nature and is not intended as a substitute for professional advice when making significant financial decisions. You understand and agree that by using this document and the information it contains, you will be bound by the terms of use of the CMHC website (http://cmhc.ca/en/imno/imno_003.cfm), and in particular, you agree that you may not hold CMHC liable for any consequences that arise if you choose to rely on this information and analysis to make a financial decision.





WHAT TO EXPECT WHEN YOU'RE EXPECTING... PROPERTY TAXES

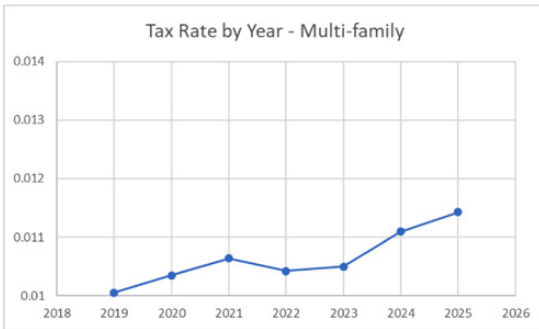
BY GARY SMITH - PRESIDENT AND PROPERTY TAX SPECIALIST AT CVG CANADIAN VALUATION GROUP

Most folks think of spring as the time of the year where the snow starts to melt, we move our clocks

forward, and playoff hockey is set to start. January and winter are in the past! And as such, that property assessment notice you received back in January may be long forgotten...until you receive your tax notice in early May and see that you now owe more money for property tax than you previously budgeted.

Q: How does the City determine how much you owe in property tax?

A: The City uses the value on your property assessment notice - that easily forgotten notice sent out earlier this year - and multiply that value by the tax rate set in April by City Council. For example, an \$1,500,000 valued property would have owed \$16,604.40 in property tax in 2024 (\$1,500,000 x 0.0110936).



Q: What does this mean for 2025?

A: In 2023, the city announced that tax rates for residential and multi-residential would be merging over a five-year period, beginning in 2024. They then introduced a tax increase for both classes of properties, with multi-family increasing at a slightly more modest rate than residential properties. Despite the promise of merging the rates to correct inequity, multi-family properties still saw a 5.67% increase in tax rates year over year. For 2025, we expect the city to further increase the other-residential (multi-family) tax rate by 3-5%. Planning for a 5% tax increase in 2025 will ensure that you are not under budgeting.

Q: What About the Assessment Piece to the Equation?



A: Assessments in Edmonton are an annual process where the property is valued based on market activity up until July 1st of the prior year. This means that for 2025, your property is being assessed based on market value as of June 30th, 2024. Analysis of market activity up until June 2024, shows sales of low-rise properties throughout Edmonton increasing since early 2023. Similarly, rental rates have seen steady increases since Q2 2023 with the rental market showing no signs of slowing down.

Due to the increases in the rental market, the City has increased their rental income figures within their assessment model, while decreasing vacancy rates, and removing tenant inducements, for this year's valuations. This means that most apartments experienced an 8-15% increase to their assessment this year. In the example above, that \$1,500,000 apartment will now be valued at \$1,650,000. And with the expected 5% tax rate hike, \$2,500 more in property taxes would be owed in 2025 compared to 2024.

Q: How About Next Year?

A: The latter parts of 2024 saw a significant boom in multi-family sales with the market cooling off as we move into 2025. The

median price per suite has risen approx. \$20,000 compared to 2024 and we expect the City will take this into account for the 2026 valuations.

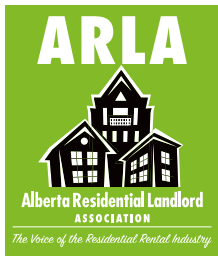
For budgeting purposes, we recommend an 10% increase to this year's assessment, and a conservative 2-4% increase to the tax rate. An overall increase of 13-15% compared to this year is to be expected and would be prudent to budget for.

Q: How do I gain control over my property taxes?

A: While you cannot challenge the tax rate set by City council, there are options to ensure you are not over taxed and/or under budgeting. It is important to annually examine your property assessment notice to ensure that is has been reasonably assessed. A good litmus test is to ask yourself if someone offered you the value the City set your apartment at, would you take the money and run? Or tell them to thanks, but no thanks? If it is the former, you are probably being over assessed, and you should proceed with challenging the assessment*. If it is the latter, you are probably under assessed and may not be worth pursuing a formal appeal.



*to challenge the assessment valuation, a formal appeal must be filed through the Assessment Review Board. While this can be done independently, it is best to utilize a property tax specialist as failure to meet the board requirements can result in the appeal being dismissed.



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

4Rent.ca

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4-Way Inspection Services Ltd.

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911 Restoration of Edmonton

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Abalon Construction

780-935-2777 solutions@abalonconstruction.com

Abell Pest Control

780-454-5545 dwadlow@abellgroup.com

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Ascend Cleaning Services Inc.

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Bath Fitter

403-554-1287 mnickerson@bathfitter.ca

BFL Canada Insurance Services Inc.

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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

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Christensen & McLean Roofing Co. Ltd.

780-447-1672 phil@cmroofing.ca

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Yardi Canada Ltd.

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ZoJacks

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