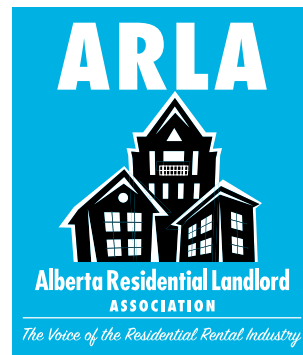


# RENTAL GAZETTE

THE VOICE OF THE RESIDENTIAL RENTAL INDUSTRY



ISSUE 2  
VOLUME 29  
SUMMER 2024



## 2024 ARLA Golf Tournament WE'VE CHANGED COURSE!

*Join us September 6th, 2024  
at The Quarry!*

We are hoping for a beautiful day filled with fun, gifts and prizes! The day will start with a Breakfast Bunwich and a shot of Baileys. Details on page 2.

*Then on to a great day of golf!*

## 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.

## WINNER OF THE 'PROPERTY MANAGER OF THE YEAR' AWARD 2024 TELLS HER STORY

BY KYLA ROTH, SENIOR SUPPORT HOUSING MANAGER, LESTON HOLDINGS (1980) LTD.

I want to take this opportunity to thank you again for recognizing the collective efforts of my Leadership Team, as well as the Beverly Heights Community League, with your Property Manager of the Year award for 2024. I would not have been able to achieve such a prestigious acknowledgment without an amazing team beside me, and sharing this award with everyone is a wonderful achievement.

When I came back to Leston Holdings after working in the Housing First sector for a couple of years, I was excited at the opportunity to be a part of the ongoing development of the Beverly Heights community through various projects that were already started and support for all the ideas that I had. I was welcomed by the community with openness and warmth and set out in my role of service to ensure that the residents had a safe environment to call home.

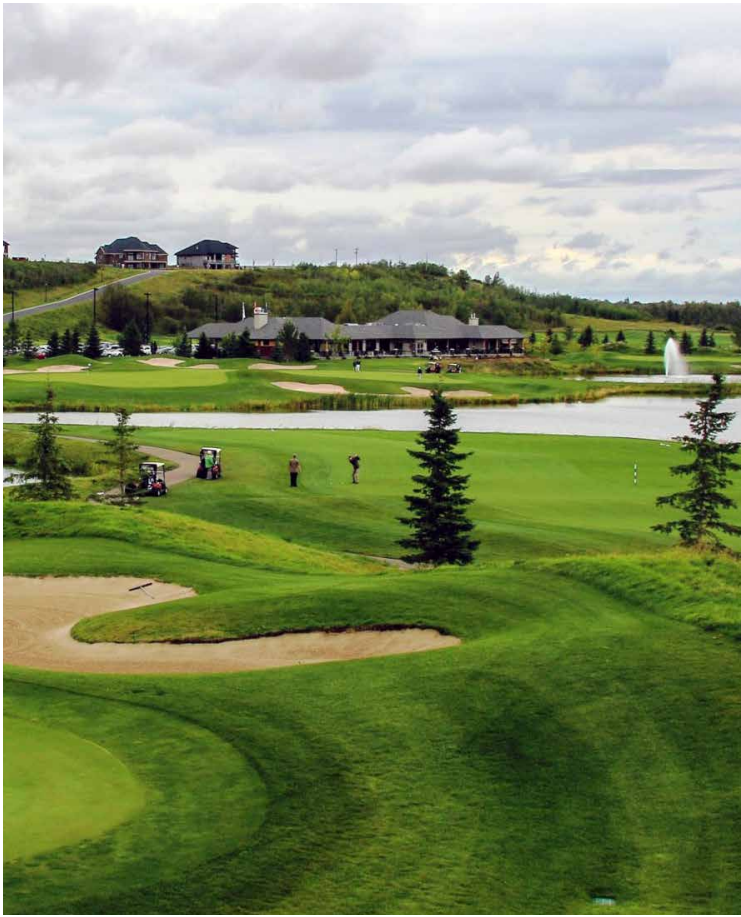
Through my background in housing support, I have been able to address barriers that folks face in maintaining long-term and stable housing, leading to an overall low vacancy rate and high tenant retention. I worked hard at providing access to community resources for tenants and building relationships with multiple stakeholders in the community by involving myself in as many opportunities as possible. Our accomplishments are all worth mentioning; however, the pocket park project is certainly the one that holds the most special spot in my heart! I had been a part of a lot of preliminary meetings regarding an application for the City of Edmonton Safety and Wellbeing grant in hopes to animate the park that the two buildings we operate shoulder, called The Pocket Park.

This park has had a long-term reputation as being unsafe, unwelcoming, and not a place people would consider gathering and enjoying with their family and friends. The Beverly Heights Community League wanted to change this narrative and was hopeful that they would receive the grant in the amount of \$75,000. They were successful and in the spring of 2023 were awarded the grant! A member of the Abundant Communities for Beverly and Rundle, Anne, approached me asking if I would like

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# ARLA Golf Tournament

**Date:** Friday, September 6, 2024

**Location:** The Quarry

**\$195/PERSON**

**GOLF PACKAGE INCLUDES:**

- 9:00 AM SHOTGUN START
- 18 HOLES & GPS POWER CART
- VALET SERVICE
- DRIVING RANGE PRIVILEGES
- PUTTING GREEN
- WELCOME COFFEE & BAILEYS
- BREAKFAST BUNWICH
- REGISTRATION SWAG BAG
- COMPLIMENTARY HOT DOG
- CHICKEN & RIB BBQ BUFFET
- TEAM PHOTOS
- 50/50 DRAW - PROCEEDS TO JASPER PLACE WELLNESS
- MULLIGAN DRAW
- DOOR PRIZES
- **PRIZE FOR BEST DRESSED TEAM/PLAYER!**
- PROXIMITY PRIZES
- **TONS OF FUN & NETWORKING!**



**SOLD OUT**



## Golf Tournament Sponsors!



**Main Event Sponsor**

**Registration Bag Sponsor**

Spartan Pest Control

**Hot Dog Sponsor**

Majestic Flooring & Design

**Golf Towel Sponsor**

Christensen & McLean Roofing

**Team Photo Sponsor**

Revolution Property Management

**Golf Ball Sponsor**

ICM Property Management

**Putting Green Sponsor**

Donewell Property Services

*Thank you!*



## Golf Tournament Sponsors!

**Liquor Hole Sponsors**

- Trident Mechanical Services
- NB Benny's Contracting
- BFL Canada
- Martello Management
- Nordic Mechanical Services
- Blue Pest Solutions

**Prize Sponsors**

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**Hole Sponsors**

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- Winmar Property Restoration
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- Westland MyGroup
- Ecopest
- ServiceMaster
- Hamdon Energy Services
- Maysfield Appliance
- 4-Way Inspection Services
- Delnor Restoration

*Thank you!*



## FEATURE ARTICLE: CONTINUED FROM COVER

BY KYLA ROTH, SENIOR SUPPORT HOUSING MANAGER, LESTON HOLDINGS (1980) LTD.

to be a part of the grant project as a co-community connector, alongside another member named Shannon. I truly had

no idea what I was signing myself up for, but agreed anyways with excitement to see what this could bring for the tenants and the entire community.

The ensuing months saw the fruition of our collective vision, as the park blossomed into a thriving community space, brimming with life and vitality. Bi-weekly events, ranging from live music performances to indigenous teachings and cultural celebrations, served to foster a sense of belonging and unity among residents. Moreover, the project afforded tenants the opportunity to actively participate in the planning and execution of events, empowering them to take ownership of their community. This project has not only been successful in terms of the measures set out by the city, but it has also truly transformed the lives of everyone who has been involved. In a testament to the transformative power of community engagement, the Pocket Park project not only met but exceeded its objectives, leaving an indelible impact on all those involved, leading to friendships that are sure to last a lifetime.

Through the work that I did, we were able to channel funds back into our Tenant Fund, enriching the lives of residents through a myriad of initiatives, including coffee dates, holiday decorating events, and the ambitious City Chicken Program. We have raised enough money to fund the chicken program to include all the necessary things for housing chickens for a summer project. Although our application was held off this year, we were encouraged to re-apply with the City next year when their by-laws were adjusted. This program would serve our Tenants in enhancing human-animal connections and allow residents an opportunity to take care of the animals, bringing them outside of their homes and together in their own backyard.

Over the past several years, our deepened understanding of the vital role community plays in the realm of housing has been a journey of enlightenment. Through this journey, we have come to realize the profound significance of community ties for individuals navigating the challenges of maintaining independent housing. It is evident that the strength of these connections serves as an anchor for those facing housing instability.

With unwavering confidence, we assert that fostering robust community bonds is paramount in our approach to addressing housing issues. Our belief is rooted in the conviction that by cultivating environments and opportunities that nurture personal growth and interconnectedness, we empower individuals to not only thrive personally but also contribute meaningfully to the well-being of their neighbors. The essence of belonging is a powerful force capable of dismantling the barriers imposed by homelessness. When individuals feel a deep sense of connection and belonging within their community, they are better equipped to surmount the challenges posed by the cycle of homelessness. This sense of belonging paves the way for individuals to lead lives that are not just materially secure but also rich in purpose and fulfillment. Reflecting on my own journey within this vibrant community, I am filled with

an overwhelming sense of gratitude. To bear witness to the profound transformation of individuals and the collective evolution of our community is a privilege beyond measure. Each success story, each instance of resilience, serves as a poignant reminder of the boundless potential that lies within every individual when they are embraced by a supportive and nurturing community.

In essence, I consider myself immensely fortunate to be a part of this tapestry of shared experiences and mutual support. As we continue to journey forward, let us remain steadfast in our commitment to cultivating communities where every individual is valued, supported, and empowered to realize their fullest potential. I want to again thank you for the opportunity to share this accomplishment with my Leadership Team and The Beverly Heights Community League.

**MEMBER APPRECIATION BBQ**

This event is our way of saying thank you for your continued support and participation. Join us over the lunch hour filled with delicious food & great company. This is also a fantastic opportunity to meet other members and make new connections.

12 JULY 2024  
11 AM - 1 PM

VICTORIA PARK  
SITE 6

**RSVP**  
kelsy@albertalandlord.org



## PRESIDENT'S MESSAGE SUMMER 2024

BY ROXANNE JOHNSON, ARLA PRESIDENT 2024

I would like to thank all our members who have renewed for the 2024 year and welcome to all of our new Professional

and Service members.

I have a feeling that 2024 is going to be an awesome year! Your board already has most of our seminars and events planned out, we are working on finalizing the wonderful events for the Trade Show and you can't forget the Golf Tournament! Watch your emails and social media for updates.

During our selection for Educational Webinars & Seminars we try to select topics that are of interest to members and that when you leave you say "wow I didn't know that! I learnt something new today!".

This edition of the Rental Gazette I would like to share with you how changing the

way we say something to a customer when things aren't going as we anticipated. We all try to give the best customer experience we can, however hurdles can get in the way and how we communicate to our customers can change the way they feel we are helping them.

Every day we speak to at least one of our residents/customers. Sometimes we are telling them things that they want to hear. "We are going to order you a new fridge." Or "You will never get a rent increase". Wouldn't our job be a breeze if we only had to tell our residents/customers good things? Unfortunately this is in my imaginary world of rainbows and sunshine... not real life. At times we have to give our residents/customers bad news. The key to breaking bad news is to maintain trust. When it comes to dealing with resident/customer, trust is easier to lose than gain. When we lose trust, everything we say becomes suspect. Here

are some phrases that will hopefully help avoiding pushing people's buttons.

Instead of saying "Please bear with us" try "We sincerely appreciate your patience."

Instead of saying "Our policy is" try explaining why we have the policy. "We treat all of our residents/customers equally and that is why..."

Instead of "I don't have any maintenance until Tuesday" try "Maintenance will be there as early as Tuesday."

Instead of "What do you want us to do?" try "What will work best for you?"

Instead of debating irrelevant points of fact "No, you told me..." empathize with them "I see your point, or, that sounds frustrating!"

Here is wishing your month is full of rainbows and sunshine!

**LAWN BOWLING NETWORKING EVENT**

ARLA Alberta Residential Landlord Association  
The Voice of the Residential Rental Industry

COMMONWEALTH LAWN BOWLING CLUB

**\$25**

Join us for a afternoon of lawn bowling and networking! Whether you're a seasoned pro or a first-time bowler, this event will provide great conversations, friendly competition, and a beautiful outdoor setting.

**Thursday, August 14, 2024**

3 pm - 4 pm - Registration & Networking  
4 pm - 6 pm - Bowling

Bring your A-game and your business cards!

Please RSVP by August 1, 2024 so we can reserve enough lanes for everyone.

To register, email [brittany@albertal landlord.org](mailto:brittany@albertal landlord.org)

**2024 MONTHLY EVENT & WEBSITE SPONSORS**

Westland | MYGROUP

propra

AEDARSA  
Alberta Elevating Devices & Amusement Rides Safety Association

RAPID RESPONSE INDUSTRIAL GROUP

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

Maysfield appliance  
HOME CONSTRUCTION & HOME SERVICES

YARDI breeze PREMIER

Off The Ledge Building Services

Jayson GLOBAL ROOFING & EXTERIORS

THANK YOU!



## EDITOR'S MESSAGE SUMMER 2024

BY RAPHAEL YAU, CHAIR RENTAL GAZETTE

### Market Update Summer 2024

As summer nears, the looming prospect of erratic weather

patterns emerges, characterized by wildfires, thunderstorms, tornadoes, and drought warnings. This prelude suggests a potentially tumultuous season ahead. Forecasts suggest an increased probability of above-average temperatures, especially impacting provinces east of Alberta. British Columbia stands as the exception, expected to maintain seasonal norms observed in past years. With these conditions in mind, it's wise to prioritize roof inspections and ensure effective drainage away from property foundations during the summer months.

In the first week of June, the central bank made its first rate cut since March 2022, following an extensive period of aggressive rate hikes—a response to surging inflation. Despite inflation gradually aligning with targets, the bank proceeded cautiously, mindful of avoiding premature rate reductions. This cautious approach has implications for debt markets and both residential and commercial investors seeking financing or refinancing. While major banks reduced prime lending rates by 25 basis points, they remain relatively high at 6.95%. On June 12, the U.S. Federal Reserve held interest rates steady, and forecast just one cut in 2024 despite inflation easing progress. This forecast for one rate cut was down from a previous forecast of three, likely because inflation remains persistently elevated.

Edmonton's capital budget for 2023-2026 is increasing by \$263 million to bolster housing, revitalize neighborhoods, and upgrade infrastructure. City council unanimously endorsed these adjustments to the \$10.4-billion budget, including an 8.9% property tax increase for 2024. A significant portion of the budget increase, approximately \$170 million, is sourced from the federal Housing Accelerator Fund, earmarked for the construction of nearly 5,300 new housing units by 2026.

Edmonton has witnessed notable population growth driven by international immigration, intraprovincial migration (primarily from Calgary), and interprovincial migration from Ontario and British Columbia, attracted by the city's comparatively lower cost of living and housing expenses. This influx has intensified demand for residential properties in the region, contributing to steady rental market activity. While Edmonton boasts relatively affordable housing options, factors such as stringent downpayment requirements and mortgage qualifications often prolong renters' market participation, with many aspiring homeowners opting to rent while saving for downpayments.

The city's robust economy, anchored by diverse job prospects in energy, healthcare, education, and technology sectors, alongside its favorable cost of living, will sustain demand for new housing. Consequently, Edmonton is poised for continued population growth, likely exerting upward pressure on both rental rates and home prices throughout 2024. Expect the real estate market to remain robust and dynamic in the coming months.

*I hope you all can get outside and enjoy our beautiful summers.*

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

Source: Cushman & Wakefield Edmonton Research, CBC News, Province of Alberta, TD Economics



# 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

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Education & Conference:  
Lynsey Masson, Marisa Redmond  
Government Liaison: Heidi Besuijen  
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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

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Events & Member Development  
brittany@albertalandlead.org  
Kelsy Demeria, Administrative Assistant  
kelsy@albertalandlead.org



# EXECUTIVE DIRECTOR REPORT SUMMER 2024

BY DONNA MONKHOUSE, ARLA EXECUTIVE DIRECTOR

## HAPPY CANADA DAY!

We would like to thank all those members that 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!

### SAVE THE DATE AND MARK YOUR CALENDARS!

**MEMBER APPRECIATION BBQ**  
July 12, 2024

**LAWN BOWLING NETWORKING EVENT**  
August 14, 2024

**ARLA GOLF TOURNAMENT**  
September 6, 2024

**Golf Tournament Sponsors and Registrations went out mid-May and to date we are selling out quickly. Please contact the office if you wish to register for golf.**

Thank you to everyone for your support of this event. We look forward to a great day.

Summer has started and I can't believe how fast the first part of 2024 went by. I guess the older you get the faster things go past you. I am looking forward to a warm summer and the outside ice cream shops and festivals in Edmonton. I think this year I may even take some time off!

With our office in full swing and keeping very busy, we continue to welcome new members and reconnect with existing!

We had our 3rd Landlord Resource Trade Show & ARLA Achievement Awards, and the event was full of energy and excitement. It was great to see everyone and thank you to all our exhibitors and sponsors. Congratulations to our award winners & nominees - you are all an incredible asset to the Rental Housing Industry! The industry is in good hands with you at the helm. We saw well over 300 people attend the event and couldn't be more pleased with this outcome. The Bingo Card game had 5 winners of \$500 each and congratulations to them. We look forward to this event again in 2025 and please save April 25, 2025 for the 4th Landlord Resource Trade show & ARLA Achievement Awards Luncheon. Due to the

growth of our membership, we will be moving this event to a larger venue in 2025 to accommodate more of our members!

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!

## EDUCATION

We continue to offer a variety of Webinars and Seminars throughout the year, and we continue to add some variety to our General Meetings by having a few breakfast meetings instead of lunch - who doesn't like breakfast right! We will continue to bring in speakers of interest to everyone. Ideas are always welcome!

## WHAT ELSE IS HAPPENING

We are also getting ready for our Member Appreciation BBQ - it's our way of saying THANK YOU to our membership! The BBQ will be held at Victoria Park - Site #6 - July 12, 2024 between 11:30 and 1:00 - Join us for burgers and fun! Come out and connect with other members!

We continue to be involved on committees for the Safety Codes Council; ARTAC and issues involving our Municipal and Provincial Governments.

We are working with the ARTAC committee to advocate for changes to the RTA as well as working with ALRI (Alberta Law Reform Institute). Having the ACT allow for electronic service of documents would be welcome to our industry and we are hoping this one gets put in place sooner than later. At this time last year we sent a letter to Service Alberta on Red Tape Reductions for the RTA and understand they are still being reviewed.

We continue to make ourselves aware of upcoming issues both municipally and provincially.

We are monitoring and writing letters with respect to the safety and security in our City, the licensing of property Owners

and Landlords and the Bad Landlord Registry.

We have recently sent out to our membership the Rental Market Dynamic Report which shows past to present statistics in our industry. We hope you all find it useful and we will be using this document in our discussions moving forward with the various levels of government.

We may call on you to help us action the above issues with our City & Provincial initiatives - we appreciate your support!

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.

## FACEBOOK GROUP

Do you need a contractor for a specific Job? Are you looking for a referral for work to be done? Do you have a new product to tell us about? Are you running a "Special" on anything? Did a member do something for you that should be recognized? Please post these in the ARLA Facebook Group. Join our group today by going on Facebook - ARLA Edmonton Group and Join Today!

We continued to bring in new members to benefit everyone - please make sure you take a look at all our members - there are some new ARLA exclusive offers!

We added new information and resources to our website as well - Please visit [www.albertalandlord.org](http://www.albertalandlord.org). Stay connected!

**Thanks go out to all the members for their continued support of ARLA. Have a Fabulous Summer!**



# HIGHLIGHTS OF ARLA'S 3RD ANNUAL LANDLORD RESOURCE TRADE SHOW & ARLA ACHIEVEMENT AWARDS LUNCHEON

We were so excited to once again host the Landlord Resource Trade Show & ARLA Achievement Awards. I can't help but get emotional with every award ceremony we do! I know so many of you in the Industry and am so pleased with the passion and expertise that is out there. It is ARLA's pleasure to deliver these achievement awards to those in the industry. Congratulations to all of you and to the Nominees as well. It is an honor to be nominated. You are all winners!

Our exhibitors at the Trade Show stepped up again with information and education for our membership - don't forget the SWAG either! Thank you to all of you for your fantastic displays!

Our Service Members can be found on our website - <https://www.albertalandlord.org/preferred-service-member-directory---categories.html>

Again, thank you for attending the event and your support of ARLA.

**Thank you to our Main Event Sponsors  
TELUS & NO WATER ROOFING**



**The Landlord Resource Trade Show & ARLA Achievement Awards Luncheon** took place on May 9, 2024 at the Chateau Louis Conference Centre. **Thank you** to all of our exhibitors - what a great energy you brought to the room!

At 9:00 am our Trade Show doors opened. A great number of people members and non-members made their way through the **36 Exhibitors & Resources!**

**SAVE THE DATE: April 25, 2025**  
Landlord Resource Trade Show  
& ARLA Achievement Awards 2025

# THANK YOU TO OUR TRADE SHOW EXHIBITORS!

- |                      |                                |
|----------------------|--------------------------------|
| Mosaic Homes         | Sky Blue Projects              |
| TOK Engineering      | Enercare                       |
| OAB Reliable         | Aedarsa                        |
| Carpet Care          | World Floorcoverings           |
| NET Team             | CCL Painting & Home Services   |
| Service Alberta      | Home Depot                     |
| CQ Network           | Major Pest Control             |
| CPLEA                | Hermes Plumbing                |
| COE Waste Management | Wade Consulting                |
| Rapid Response       | Maysfield Appliance            |
| Homeward Trust       | Cloverdale Paint               |
| OSCO Mudjacking      | No Water Roofing               |
| Singlekey            | Dormakaba                      |
| Off the Ledge        | Propra                         |
| Ecopest              | Waste Connections of Canada    |
| Coinamatic           | Poo Prints                     |
| Chateau Lighting     | Consolidated Civil Enforcement |
| Service Master       | TELUS                          |
| Affinity Credit      |                                |



At 9:00 am a Seminar Presentation on 'When It All Goes Wrong! Preparing for RTDRS Hearings' commenced and was presented by Brad Longway from Serv-it Process & Bailiff Services.

**Thank you for the fabulous presentation!**



At 11:30 the doors opened for our ARLA Achievement Awards Presentation and Luncheon.

The Luncheon was a full house as we honored those nominated for Awards and of course the Winners!



## AND NOW FOR THE ARLA ACHIEVEMENT AWARDS!



**Property Manager of the Year** - Kyla Roth, Leston Holdings. Thank you, Singlekey, for being the Award Sponsor!



**Site Employee of the Year** - Tony Henshall, Jasper Place Wellness. Thank you, Off The Ledge, for being the Award Sponsor!



**Senior Leadership of the Year** - Razvan Costin, Boardwalk. Thank you, Entrata, for being the Award Sponsor!



**Rental Industry Rookie of the Year** - Firoz Ahmady, CAPREIT! Thank you Paul Davis for being the Award Sponsor!



**Preferred Service Member of the Year** - Infinite Plumbing. Thank you Coinamatic for being the Award Sponsor!



**Rental Housing Provider of the Year Under 250 Units** - Kompass Investments. Thank you Propra for being the Award Sponsor!

## ARLA ACHIEVEMENT AWARDS CONTINUED



**New Rental Development Project of the Year** – The Arc at Emerald Hills, Deveraux Group. Thank you Modern PURAIR for being the Award Sponsor!



**Rental Renovation Project of the Year Over \$250,000** – Boardwalk Centre, Boardwalk. Thank you Rapid Response for being the Award Sponsor!



**Rental Renovation Project of the Year Under \$250,000** – Axxess, Boardwalk. Thank you Serv-it for being the Award Sponsor!



**Not for Profit Housing Provider of the Year** – Right At Home Housing. Thank you Home Depot for being the Award Sponsor!



**Rental Housing Provider of the Year** – Boardwalk. Thank you Yardi for being the Award Sponsor!

---

# CONGRATULATIONS

## TO ALL THE WINNERS

### OF THE ARLA ACHIEVEMENT AWARDS

### FOR OUTSTANDING SERVICE IN THE

### RENTAL INDUSTRY!

## CONGRATULATIONS

## TO ALL THE NOMINEES!

---

# ARLA ACHIEVEMENT AWARDS CONTINUED

On Tuesday, May 14, 2024 we did a Facebook Live draw for the 5 x \$500 cash prize give aways! **And the lucky winners were:**



Raelene D'Angelo



Shannon Walsh



Lawrence Roberts



Ali Hammington



Keira Hutchinson

## THANK YOU SPONSORS!

**Lastly, a huge thank you** to all the volunteers for the day for helping make this event a successful one and a MUST attend each year for ARLA members!

*Thank you* Award Sponsors

*Thank you* Cash Prize Sponsors

*Thank you* Main Event Sponsors

*Thank you* Registration Bag Sponsor

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



INSTAGRAM



FACEBOOK



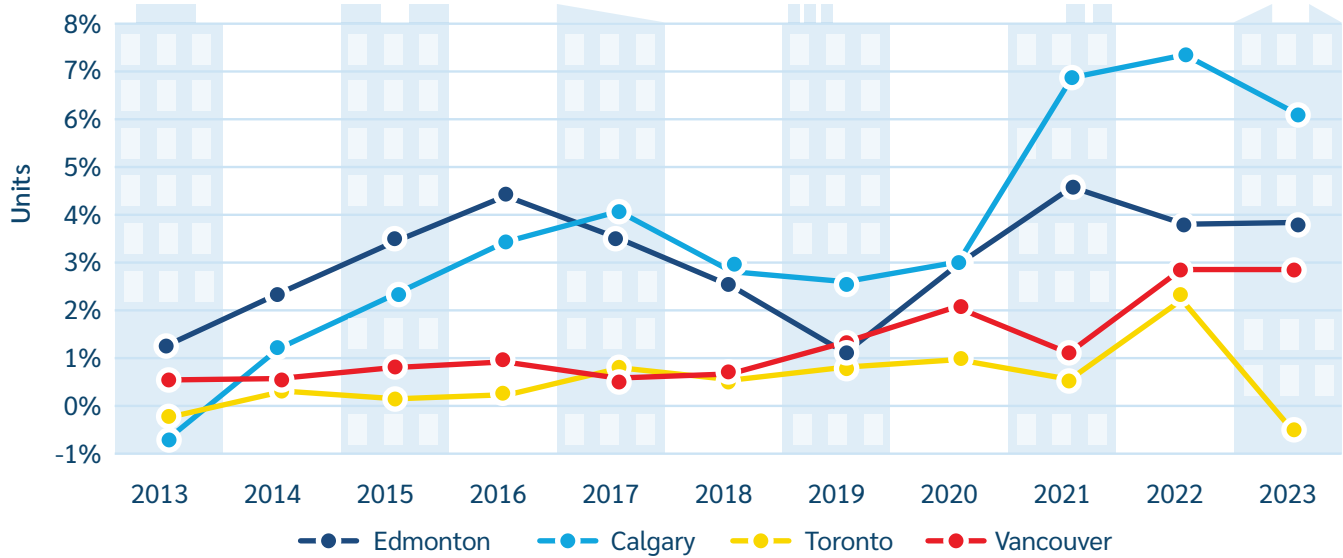
TWITTER



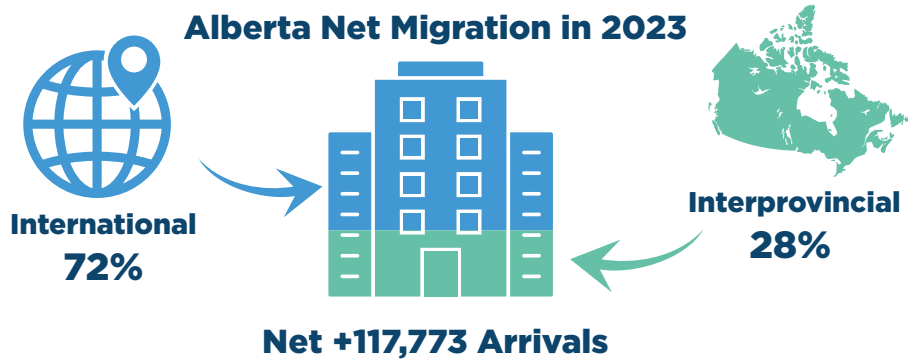
LINKEDIN



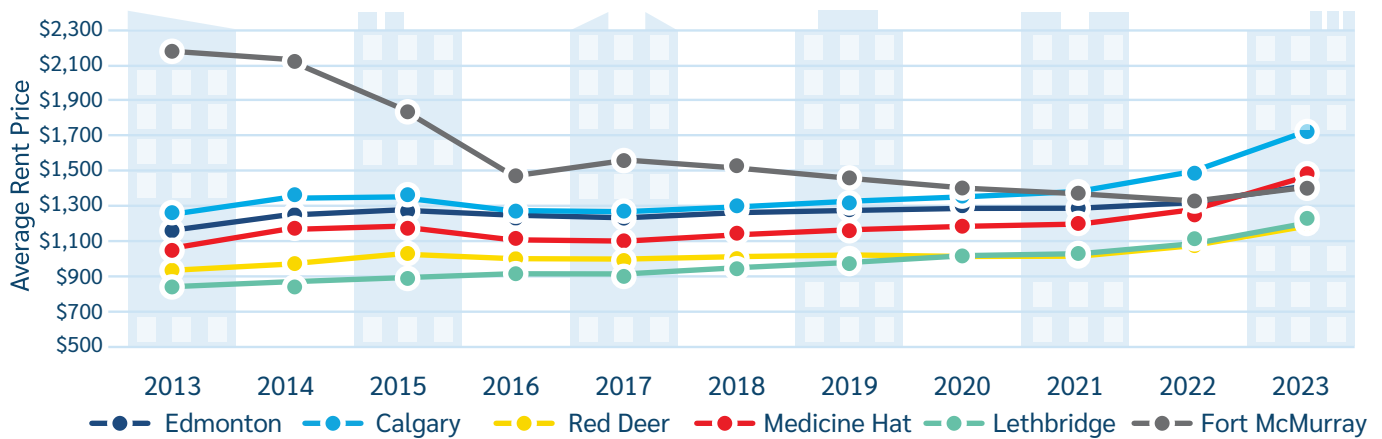
**Year-over-Year Growth in the Rental Universe**



**Alberta Net Migration in 2023**

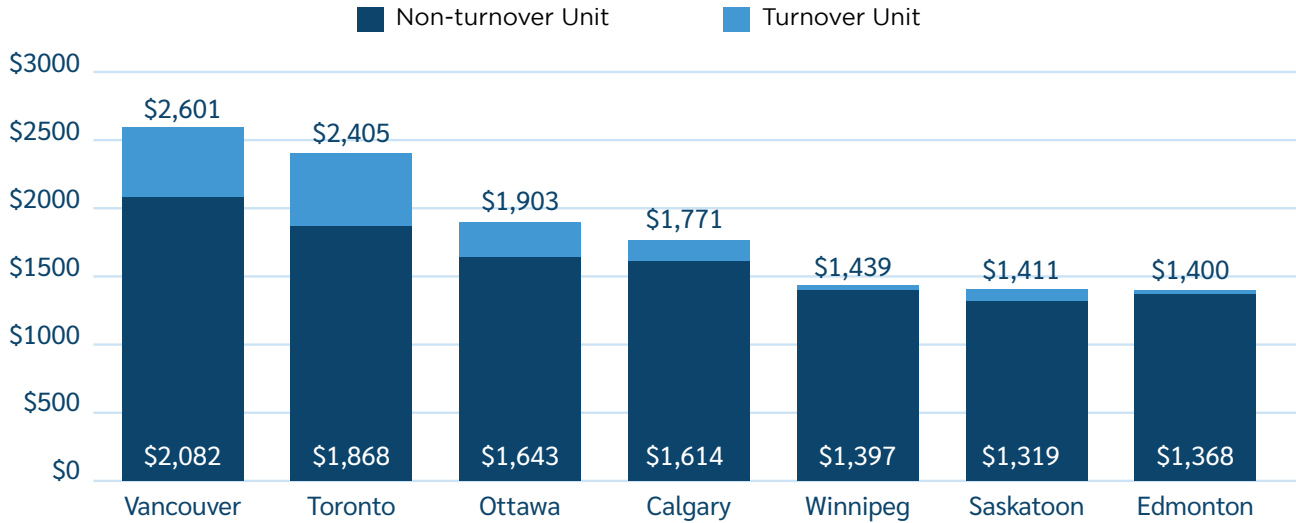


**Average Rent for Select Municipalities in Alberta**





**Average Rent for a Turnover and Non-Turnover  
 Two-Bedroom in 2023**



**In 2023, average Canadian monthly mortgage payments grew by**



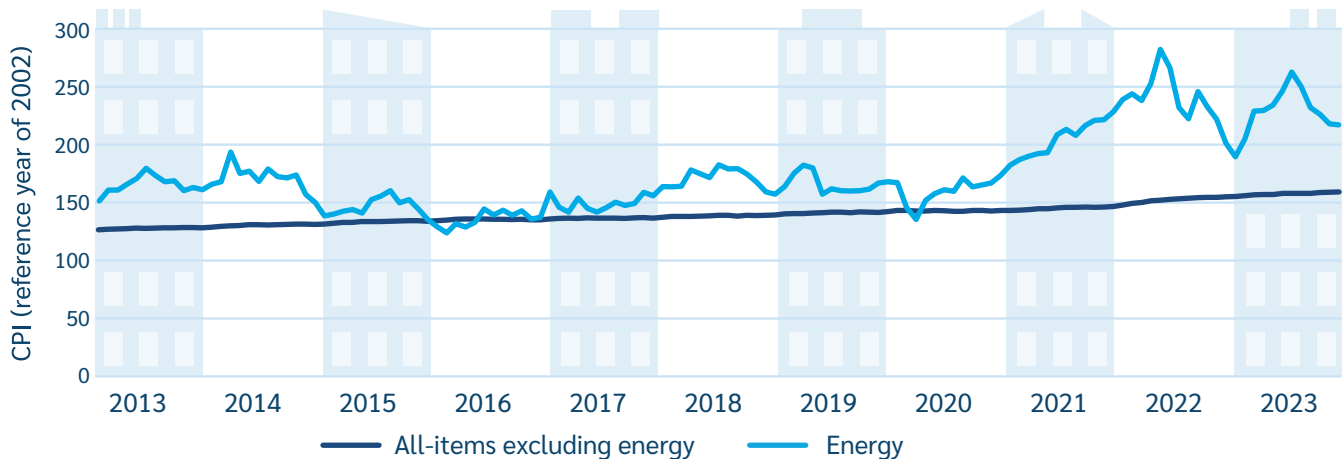
**Since 2022**

**In Alberta, social housing construction has dropped by**



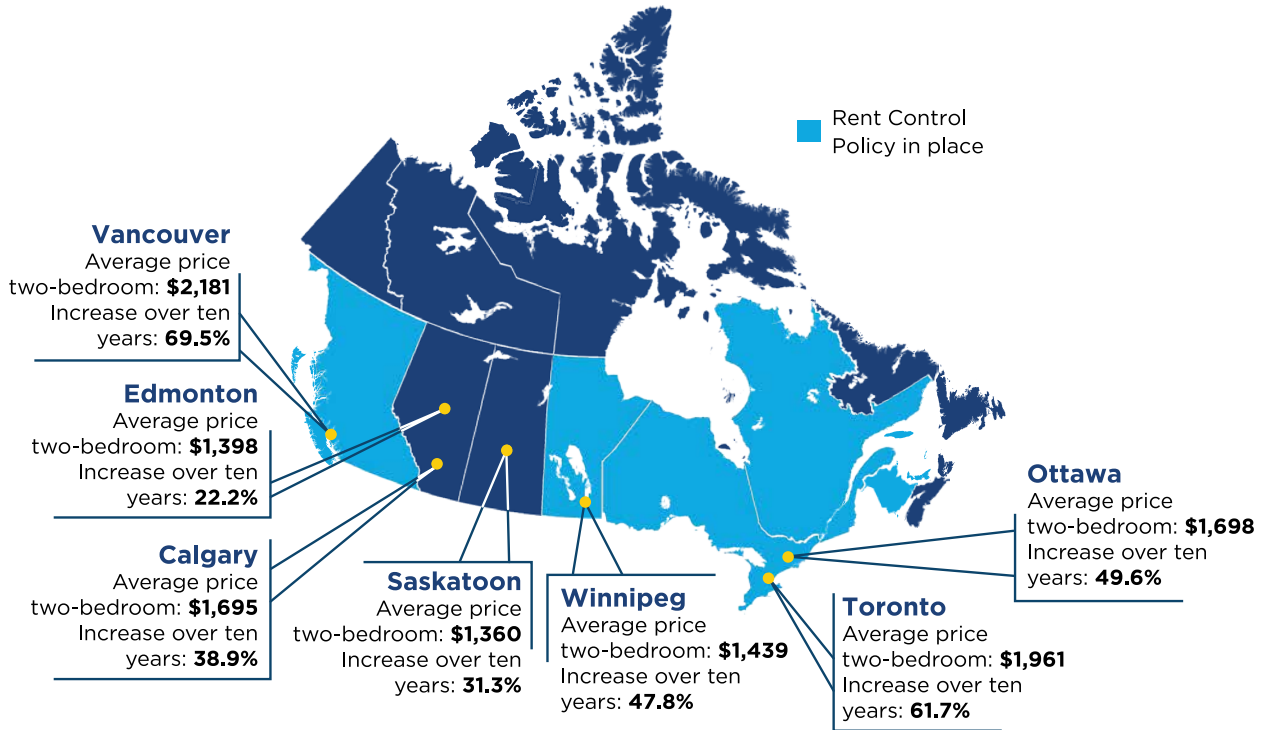
**since the mid 1980s**

**Inflation of Energy and Other Goods and Services in Alberta**





**Average Rent per Major City in Canada in 2023**



**Rent Control Policy Proposal and ARLA's Alternative Approaches**

Bill 205 proposes a 2% cap to improve housing affordability in Alberta but raises concerns about potentially negative effects on rental market investment, property quality, and maintenance.

ARLA believes in a balanced housing market that meets needs of both landlords and tenants and encourages collaborative policy development with government, landlords, developers, and tenant groups.



**Increase Housing Supply** - Address historical under-investment in affordable housing to meet current demand without distorting the market.



**Streamline Development:** Simplify the development process to spur the creation of affordable housing in growing markets, like Edmonton and Calgary.



**Support Landlords Financially** - Provide financial aids or utility and tax incentives to landlords to mitigate rising operational costs and promote investment in property quality and availability.



**Enhance Rental Supplements** - Improve reach and amounts of rental supplements to directly assist low-income families.

For more info contact  
 Alberta Residential Landlord Association  
 Phone: (780)-413-9773  
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# UPCOMING EVENTS

**JUNE 25** Educational Webinar  
How to Properly Screen a Tenant and Read Their Credit Report!

**JULY 12** Member Appreciation BBQ  
Victoria Park

**AUG 14** Lawn Bowling Networking Event  
Commonwealth Lawn Bowling Club

**SEPT 6** ARLA Golf Tournament  
The Quarry

**SEPT 26** Educational Webinar  
The Art of Setting Market Rents

*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*



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### Communications

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



### Events

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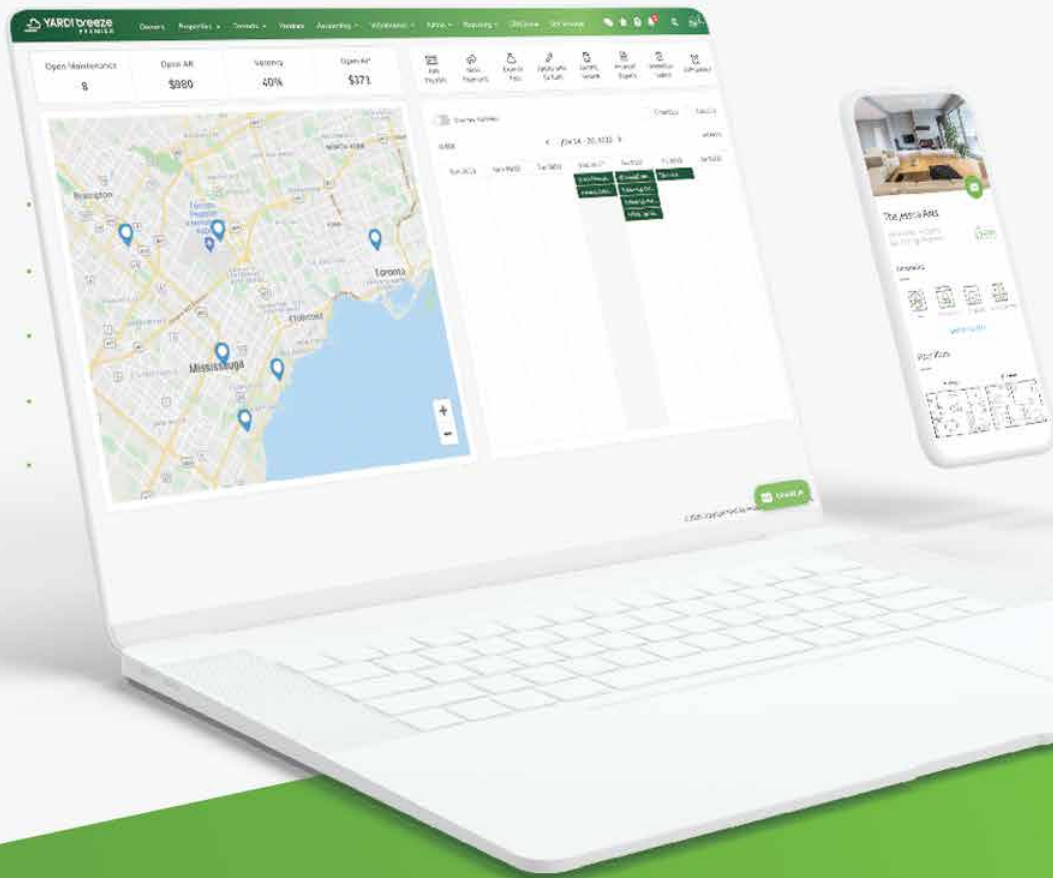
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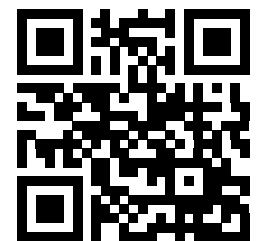
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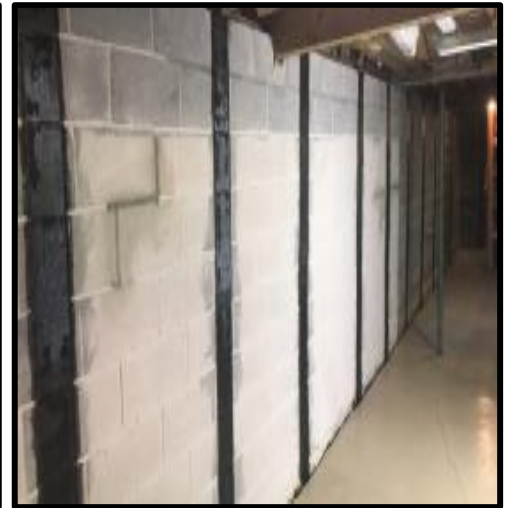
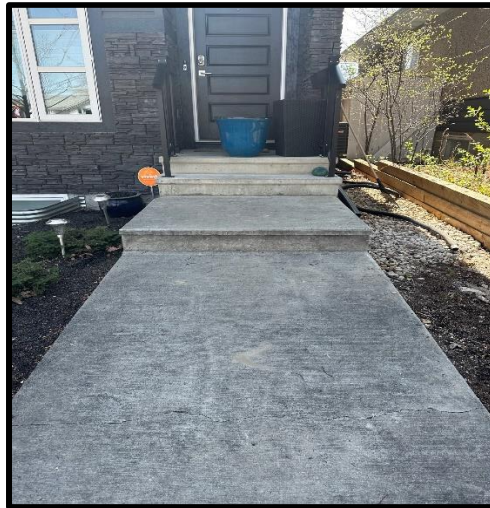
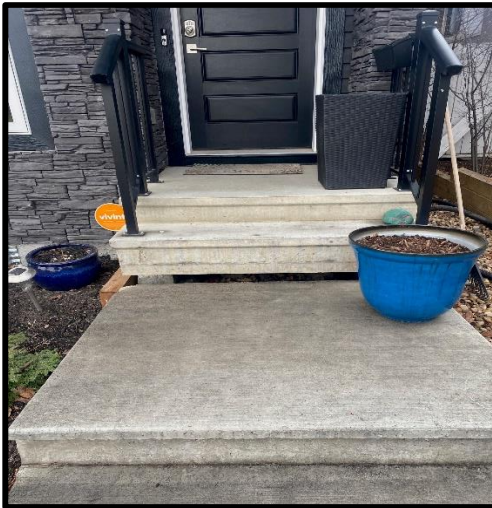
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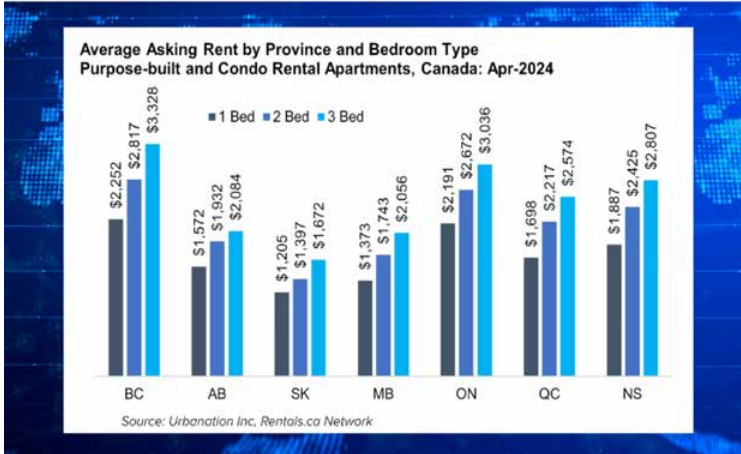
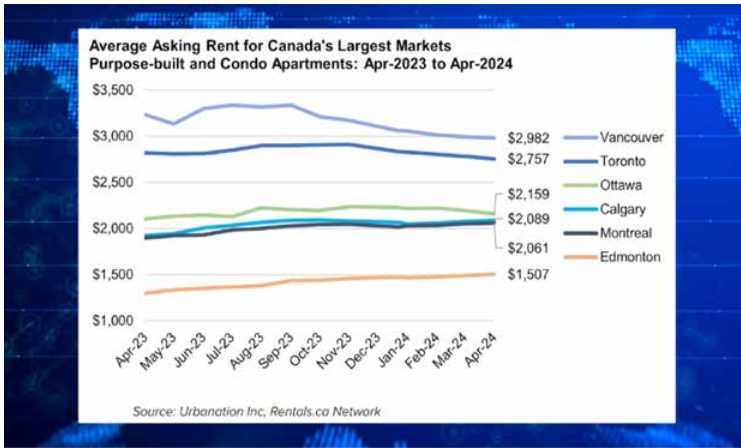
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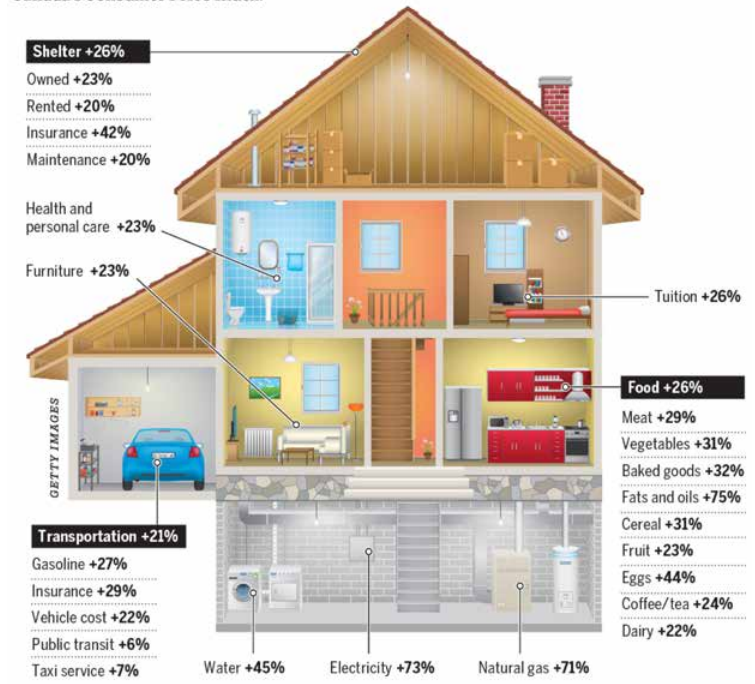
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## JUST ABOUT EVERYTHING IS COSTING MORE

Alberta's rising cost of living has touched every part of life, from food to shelter to transportation. Here are price increases from 2019 to 2024, according to Statistics Canada's Consumer Price Index.



SOURCE: STATISTICS CANADA, CHARLES ST-ARNAUD

DARREN FRANCEY / POSTMEDIA

This graphic was originally published as part of a special Postmedia series on inflation and affordability; see [calgaryherald.com/squeezed](https://calgaryherald.com/squeezed) for more information.



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# Welcome New Members

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Allmar Inc	Pinto Properties
Amber Fort	Remedy Professional Realty
Appliance Warehouse	Richard Fisher
Arkuda Restoration & Cleaning Solutions	SconaLiving
CI Security Services LTD.	Scott & Erin Starling
CR Concrete Lifting	SkyFire Energy
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HPF Properties Inc.	Triple M Painting INC
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Lions Group	Winmar Property Restoration



**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.

THE ALBERTA RESIDENTIAL LANDLORD ASSOCIATION

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## FREQUENTLY ASKED QUESTIONS AT THE ARLA OFFICE

BY DONNA MONKHOUSE, ARLA EXECUTIVE DIRECTOR

The office is constantly receiving phone calls from non-members and we always refer them

to Service Alberta for their questions. That's one of the perks of being a member, you can call our office if you need any assistance. So, although we pass these questions on to Service Alberta, we ask what they need before we do that to ensure we are pointing them in the right direction.

We are going to start posting the questions and answers in the Rental Gazette since you may also have the same question one day!

### Summer Gazette Question:

**Can I evict my month-to-month tenant by giving them a Notice of Termination for three consecutive months for no reason?**

Well, the answer is **NO** unless you have a reason. You can only give a Notice of Termination for three consecutive months for one of the following reasons:

1. The landlord or relative of the landlord intends to occupy the residential premises of the tenant.
2. The landlord has entered into an agreement to the residential premises of the tenant in which all conditions precedent

in the agreement have been satisfied or waived, and the purchaser or a relative of the purchaser intends to occupy the premises and the purchaser has requested in writing that the landlord give the tenant a notice to terminate the tenancy.

3. The landlord intends to demolish the building in which the residential premises are located.
4. The landlord intends to use or rent the residential premises of the tenant for a non-residential purpose.

There are other evictions for substantial breach that can be issued to a tenant if they breach the lease agreement.



## WHY EDUCATING TENANTS IS KEY TO PROFITABLE TENANCIES

We hear from Landlords that one of the biggest issues is the fight they have to get tenants to pay rent on time and respect the

property.

One way to ensure that the Landlord Tenant Relationship is not as strained, is to be clear and concise before they move in setting the stage for mutual respect.

We also hear more often now than ever that tenants are breaking leases and don't understand the outcome of that. It is important to be clear with them when they sign the year lease what their obligations are and what can occur if they do break the lease.

### Here Are Some More Tips:

- By offering the tenant a rental property that's clean, secure and in good repair, a landlord demonstrates how they feel about the tenant who will choose to live there.
- Take the time to review both of your rights and responsibilities. Teaching a tenant basic responsibility can be as simple as sitting down together and going over the lease rules, answering questions along the way.

- Advise the tenant that before moving in and handing over keys, a move-in inspection will be completed, and that they will be responsible for damage to the rental during their stay. Also make sure they know to call you if there are leaks or issues in the suite that need immediate repair so as not to cause bigger issues. Address pests, bed bugs, cockroaches and let them know that the sooner they tell you there is a problem the better. The tenant needs to let the landlord know when something is wrong as soon as possible to minimize building damage, risk of physical harm to the tenant or anyone else.
- Explain when rent is due and how to get it to the landlord, stressing the importance of on-time payments.
- Show the tenant how to use gas, electrical, and plumbing fixtures properly and for the purpose intended if they are not aware.
- In multi-family rentals, point out the need for respecting the rights and privacy of other tenants, and allowing others quiet and peaceful enjoyment. No yelling, swearing, loud television or music.
- Make sure the tenant knows where they and their guests are to park. Let them know that they can tow if someone is

parked in their parking stall and ensure the lease agreement shows that stall #.

- Make certain that the tenant knows how to get in touch with the landlord or property manager. Hand them a business card or go the extra step and order a magnet for the refrigerator with emergency numbers. Many disputes start over a lack of communication that escalates. Assure the tenant that their calls and questions are welcomed and appreciated.
- Talk to the tenant about insurance and the low cost to protect themselves and their belongings. If you are wanting to enforce this make sure they know this is required prior to moving in and that you want a copy of this policy each year upon renewal.

**Clear communication is key to both the Landlord and the Tenants success.**



## EDMONTON FIRE RESCUE SERVICES

# Fire Safety for Apartment Owners and Operators

By Christina Stockdale

Whether your building is a four storey walk-up or a high rise tower, there are some important things to remember to keep your tenants and building safe in the event of a fire. One of the first things is to ensure your building has a fire safety plan. The National Fire Code - Alberta Edition states that any building with a fire alarm system is required to have one. This plan needs to be reviewed annually by supervisory staff. Email [fireprevention@edmonton.ca](mailto:fireprevention@edmonton.ca) for more information on how to create your own.



Maintenance of fire safety systems is the responsibility of the building owner/operator and must be completed as per the National Fire Code - Alberta Edition. Fire alarm systems, sprinkler systems, fire extinguishers, fire hydrants, exit lights, etc. must be maintained in operating condition. Records of this maintenance must be kept for at least two years and must be made available to the authority having jurisdiction, or the Fire Inspector, upon request.

Maintenance of corridors, doors, and stairwells are all part of the egress path, or ways out of the building, for tenants and visitors. Corridors and stairwells must be kept clear of obstructions and debris. Doors in the egress path must be easily opened and cannot be locked. Any fire or separation doors must automatically swing shut and latch. These doors must never be propped open, unless with an approved hold open device that releases upon activation of the fire alarm system. Examples of this type of door are stairwell, laundry room, or hallway doors. Boiler, electrical, and utility room doors should remain closed at all times. Egress paths must also be clear of snow and ice accumulation. All exit doors must be tested monthly.

Emergency information must be posted throughout the building. A floor plan showing exit routes must be posted on each floor as well as the procedures to follow. Signs indicating that elevators cannot be used in the event of fire must also be posted. In addition, signs are required near pull stations if the fire alarm system does not automatically notify the fire



department. These signs should include the phone number to call - i.e., 9-1-1. A map of the building should be posted near the front entry to identify the location of the fire alarm panel, sprinkler room, electrical room, exits, etc. for firefighter use.

Combustibles, or things that can burn, should not be allowed to accumulate, especially in electrical rooms or under stairs. Only designated storage rooms should be used. Laundry room dryer vents and piping should be cleaned regularly to prevent the build-up of combustible lint. Furniture, plants, and other items that can burn should not be used to decorate hallways or stair landings.

If smoking is allowed in the building, ensure tenants and visitors are instructed on the proper disposal of smoking materials. It is recommended to provide deep, non-combustible ashtrays on balconies and any other areas where smoking is permitted. Many preventable fires are started by the inappropriate disposal of smoking materials, for example, in planter pots. Planter pots are usually filled with organic materials that can smoulder for days before igniting.

Only propane barbecues are permitted to be used on apartment balconies. Charcoal or other solid fuel barbecues are not allowed as per the National Fire Code - Alberta Edition. Propane tanks can be carried through the building to be taken immediately outdoors where they are to be stored. No propane, propane-powered equipment, gasoline, or gasoline-powered equipment may be stored inside. Gasoline and equipment is permitted to be stored in parkades. Propane should never be stored inside a building.

Fire department access to the building must be maintained. Emergency access routes should be identified and parking not allowed in those areas. Access to fire hydrants and fire department connections on the property must be maintained as well. Ensure the address is visible at the primary entrance of the building.

A fire department key box must be provided with keys for the main door, fire alarm panel, sprinkler room, and any other space housing firefighting equipment. For high rise buildings, a second key box is required to be mounted either in the elevator lobby or CACF (central alarm and control facility) room and contain two sets of interior keys.

Fire drills should be conducted regularly to ensure the safe evacuation of all residents in the event of an emergency. The procedure for conducting fire drills is determined by the person in charge of the building, taking into account things like the desirable degree of participation of occupants other than staff, and the specific safety features of the building (particularly for high rise buildings). High rise buildings are required to conduct a fire drill or table top discussion with supervisory staff every two months. The discussions are intended to discuss emergency procedures and any changes to these. In other words, a drill doesn't mean that every occupant of a building needs to evacuate.



In addition, high rise buildings have some unique features such as generators, ventilation, smoke control, crossover floors, fuel tanks, containment, and placarding. Please contact the Fire Prevention office for more information or assistance.

For more information, visit [edmonton.ca/firesafety](http://edmonton.ca/firesafety).  
Email [fireprevention@edmonton.ca](mailto:fireprevention@edmonton.ca).  
Call 780-496-3628 (voicemail only).



## HIRING CONTRACTORS? SOMETHING TO CONSIDER...

BY JAY SPATE, DIRECTOR OF BUSINESS DEVELOPMENT, CQ NETWORK

Risk. Each of us deals with risk every day in decisions we make and actions we take. Simple things like crossing the street

or driving a car. We take actions to mitigate these risks. Look both ways before crossing the street at a marked crosswalk. Getting a driver's license or putting on a seat belt when driving a car.

In any industry, it is the responsibility of the hiring organization to complete an adequate level of due diligence when hiring contractors. That is lined out through the Occupational Health & Safety Act, most recently revised in late 2022. That requirement applies to Property Managers (including Condo Boards & individual property owners) as well. There are risks when bringing contractors in to work on your property. The responsibility is yours to ensure adequate due diligence has been completed prior to hiring a contractor. Insurance, WCB Clearance Letters & Premium Rate Statements, HSE Manual, and training certifications are examples of specific items a hiring organiza-

tion is required to verify of any contractor they wish to hire. On average, there are between 30-40 documents, data points, and certificates that should be requested and verified by the hiring organization.

Why is this important? If this scope of due diligence is not completed, the hiring organization can be held accountable - and liable - should there be an incident involving a contractor on site. These incidents could involve injury claims, property damage, or even a fatality. Penalties can be monetary fines, or even up to criminal charges and jail time in extreme cases.

Large organizations hire specific individuals - or even teams of people - to manage this due diligence process. Many organizations also turn to third parties (Contractor Management Platforms, or SaaS - Software as a Service) to manage this process on their behalf. CQ Network ([support@cqnetwork.com](mailto:support@cqnetwork.com)) would be a local option with 20+ years' experience in the field.

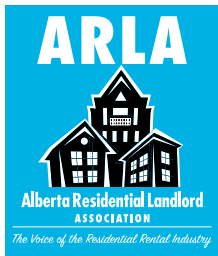
The importance of establishing and maintaining this process cannot be overstated. Countless companies have thought; "Noth-

ing will happen on our site." And inevitably, something does happen. There is a recent example where a construction company was held accountable for a contractor workplace fatality.

Through our years of experience, we have found roughly 25% of our prospects acted proactively to establish and maintain a proper level of due diligence when hiring contractors. The remaining 75% have discovered the importance of due diligence the hard way. "We didn't know" is not something OHS cares to hear when conducting an incident investigation. That is the motivation behind writing this article for ARLA members. We want to bring this important matter to your attention. Let's work towards bringing the percentage of proactive organizations up, while also reducing the percentage of hiring organizations that learn of their responsibilities when hiring contractors the hard way.

For more information, please contact Jay Spate [jay.spate@cqnetwork.com](mailto:jay.spate@cqnetwork.com)





# MEMBER TO MEMBER SERVICE CONTACTS

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

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780-982-5687 travis@4wayelectrical.com

## **4Rent.ca**

780-984-4902 carolyn@mediaclassified.ca

## **Abalon Construction**

780-935-2777 solutions@abalonconstruction.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

## **APOLLO Insurance**

604-358-8649 alec@apollocover.com

## **Appliance Warehouse**

780-455-3186 info@appliancewarehouse.ca

## **Arkuda Restoration & Cleaning Solutions**

587-545-1867 terry@arkudarestoration.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 fmccabe@canclad.com

## **Capital City Tree Service**

587-735-6363 Info@capitalcitytreeservice.ca

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780-935-6643 info@cedartreeflooring.ca

## **Certified Flooring**

780-452-6293 info@certifiedpro.ca

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780-434-9024 shane@chateaulighting.ca

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780-447-1672 phil@cmroofing.ca

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587-429-7162 eayyan@cisecurity.ca

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780-901-8060 margaret@citylending.ca

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780-485-0700 trevor@classiclandscapes.com

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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 info@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

## **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

## **Donewell Property Services**

780-292-4958 jared@donewell.ca



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## **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.**

647-995-7647 shylton@entrata.com

## **Entuitive**

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

## **Ferguson Moving and Storage Edmonton**

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

## **First General Edmonton**

780-903-0402 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**

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## **Hermes Plumbing & Heating Service Ltd**

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## **Hydro-Flo Plumbing and Heating Ltd.**

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

## **Infinite Plumbing Heating & Drain**

780-782-4441 infiniteplumbing@live.com

## **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.**

780-660-2888 Andrew@nbbennys.com

## **No Water Roofing**

780-902-7510 tcicak@nowaterroofing.ca

## **Nordic Mechanical Services Ltd.**

780-469-7799 giovanni@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 tbarraclough@orkincanada.com

## **OSCO Mudjacking & Construction Ltd.**

780-469-1234 accounts@oscomudjacking.com

## **Paneless Property Services**

780-707-8385 contact@panelesswindow.com

## **Paul Davis Restoration**

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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

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780-707-8152 remedycommercialrealtygroup@gmail.com

## Rent Check Corporation

416-365-7060x221 bjmaxwell@rentcheck.ca

## Reynolds Mirth Richards & Farmer LLP

780-425-9510 HBesuijen@rmrf.com

## RONA INC

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## Royal LePage ArTeam Realty

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

## Scotia Wealth Management

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

## Serv-It Process & Bailiff Services

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## ServiceMaster Restore

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## Solution 105 Consulting Ltd.

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780-893-3902 janene@strataelectrical.com

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780-246-7729 admin@surfacerivival2024.org

## Telus Communications Inc.

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## The Garbage Man Waste Solutions

780-467-0278 neil@tgmwaste.com

## The Mortgage Centre Sky Financial Corp.

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## The Reno King Ltd.

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## Titan Construction

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## 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

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## Triple M Painting INC

780-399-7007 Jared@triplempainting.net

## Triumph Roofing Inc.

780-938-1649 cbarnicott@triumphinc.ca

## Tru North Restoration

780-994-0504 terry@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

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## Westland Express

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## Westview Village

780-447-3345 ggriklak@lautrecltd.com

## Winmar Property Restoration

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

## World Floorcoverings

780-430-1405 mikem@worldfloorcoverings.com

## Yardi Canada Ltd.

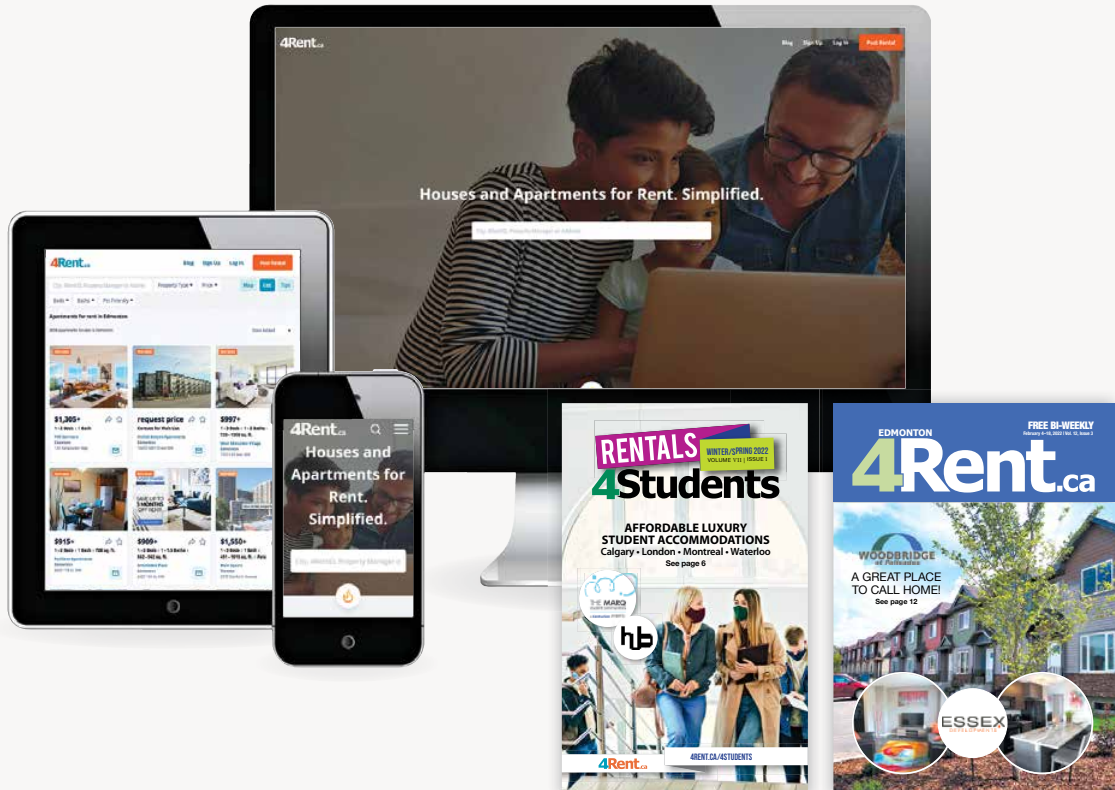
1-800-866-1144 Jasmin.rodas@yardi.com

## Z Williams Electric

780-686-2226 zwilliamselectric@gmail.com

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