

RENTAL GAZETTE

THE VOICE OF THE RESIDENTIAL RENTAL INDUSTRY

ARLA



Alberta Residential Landlord
ASSOCIATION

The Voice of the Residential Rental Industry

ISSUE 3
VOLUME 28
FALL 2023



2023 AGM and Christmas Luncheon

Join us November 24, 2023 at the Chateau Louis Conference Centre for our Annual General Meeting and Christmas Luncheon from 11:30 - 2:00 pm.

Prizes Galore, Entertainment, Lunch and Lots of Fun - and don't forget the PHOTO BOOTH!

See Page 4 for details.

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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.

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ALBERTA APARTMENT INDUSTRY SHOWS VIGOR IN Q2'23

BY PETER ALTOBELLI, VP & GM, YARDI CANADA LTD.

A recent Canadian multifamily report from Yardi® spotlights the dynamism that characterizes Alberta's rental market this year. The fundamental metrics measured in this market analysis include in-place rents, lease-over-lease rent growth and vacancy and turnover rates. Q2 2023 insights show Alberta's quarterly performance mirrors the country's economic performance, population growth and housing stock shortfall. Here is a summary of the analysis.

Economic Resiliency

Despite hitting a bump in May, the labour market generally remains strong. In June 2023 the labour force lifted by 13,100 to 2,606,600 and unemployment rate remained at 5.7% according to Statistics Canada. The government of Alberta states the industries that saw the most gains were: wholesale and retail trade; transportation and warehousing; and public administration, predominantly in Edmonton and Calgary.

Population Edging Up

Between January and March 2023, Alberta attracted 56,000 new Canadian residents, moving the provinces' population pass 4.7M people. As per the government of Alberta, within this time the province recorded the second highest first-quarter growth rate among all provinces, with almost 36,000 coming from international net migration.

Need for More Purpose-Built Rentals

Housing supply isn't keeping up with the rapid population growth. Alberta added just under 30,000 new housing units in 2022, which included 10,500 apartments, according to the Canada Mortgage and Housing Corporation. These numbers aren't enough to house the additional new residents.

Calgary's In-Place Rent Growth Accelerates

Rather than slowing as the economic cycle winds down, in-place rent

CONTINUED PAGE 2



FEATURE ARTICLE: CONTINUED FROM COVER

BY PETER ALTABELLI, YARDI CANADA LTD.

growth is gaining momentum. In-place rents represent an aggregation of all rents in a given census metropolitan

areas (CMA), including those for new leases, renewals and existing leases. The average in-place rent in Edmonton rose by \$21 in Q2 2023 to \$1,303, up 1.7% quarter over quarter (Q-o-Q) and 3.9% year-over-year (Y-o-Y). Calgary increased by \$47 to \$1,387, up 3.5% Q-o-Q and 9.7% Y-o-Y. Calgary had the highest Y-o-Y growth among the 12 CMAs measured by Yardi, followed by London (7.9%) and Kitchener-Waterloo (7.4%). Edmonton had the second slowest growth just ahead of Winnipeg (3.7%).

No Stopping Lease-Over-Lease Rate Growth

Alberta's lease-over-lease rents—which represent new leases on units that are re-leased after becoming vacant—increased by 10% year-over-year in Q2 2023. New leases are a good measure of supply-demand fundamentals since they are not subject to rent control. Among provinces, Alberta (10% in Q2 2023 from 2.4% in Q2 2022), Saskatchewan (9.2% from 2.1%) and Nova Scotia (15.9% from 9.1%) recorded large year-over-year increases.

Edmonton's Vacancy Rate Remains Higher

With housing in scarce supply, vacancy rates are stabilizing across the country. In Q2 2023, Calgary was one of four CMAs with vacancy rates below 2% and declined 2.7% Y-o-Y. Edmonton is the only CMA above 4%

for two straight quarters and shrank 0.5% Y-o-Y. Quarterly turnover percentage is closer to historical norms in Alberta (10.5% in Q2 2023) and the largest CMAs in the province, Edmonton (10.7%) and Calgary (9.4%).

Growing the Rental Database

Yardi will continue tracking and reporting on the multifamily industry performance in Alberta and across Canada. Compiling and expanding our sample set benefits the entire real estate industry and it is our mission to provide an accurate representation of the markets. This is why future reports will dive deeper into bedroom type and assess more than 470k units representing over 5k properties.

To download the full report visit:
www.yardi.com/CNDMultiFamilyreport



PRESIDENT'S MESSAGE SPRING 2023

BY KATE BRISSON, ARLA PRESIDENT 2023

Welcome Everyone to the 2023 Fall Rental Gazette!

Hello to all our Members! We hope

everyone had a great summer.

The Annual Golf Tournament was a sold-out success, feedback so far from the event was that it was well received, we look forward to this every year, it's a great way to mingle, and meet fellow members.

Our AGM is scheduled for November 24th,

and we hope that if you wanted to be on the Board of Directors you put your name forward, emails have gone out regarding this and if you are interested just send donna@albertalandlord.org an email.

The ARLA Board looks forward to adding fresh faces, with fresh ideas, and a commitment to growing ARLA into an even greater success than it is.

December we will be hosting our 5th annual Jingle & Mingle, so watch for those details in your emails.

We continue our efforts with the City of Edmonton and the Government of Alberta on many issues that effect Landlords. Waste is still a hot topic for everyone.

ARLA wants to hear from all our members, have questions, comments, concerns, ideas? Please reach out to our awesome team at the office, they are always happy to help.

Thank you all for your continued support of ARLA and we look forward to seeing many of you at the upcoming events.

Be a member, use a member.

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



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EDITOR'S MESSAGE SUMMER 2023

BY RAPHAEL YAU, CHAIR RENTAL GAZETTE

Market Update Fall 2023

Hello members! So how is this the fall gazette already! With

the unpredictable weather this summer and all the smoke from the various wildfires throughout Western Canada and the Territories, it seems like many summer plans had a caveat of "weather depending." I hope you all had a wonderful summer and thank you to all whom participated, sponsored, and volunteered in the ARLA Golf Classic Tournament at the Sturgeon Valley Golf & Country Club. It was a great event and Donna, Brittany, Kelsey and all the volunteers and sponsors ensured a great time was had by all.

In terms of factors affecting our rental market, Alberta recorded the second highest first-quarter growth rate among all provinces. We welcomed 56,594 new residents between January and March 2023, resulting in a growth rate of 1.2%. International net migration continues to bolster our growth, and Alberta attracted the most net interprovincial migrants in the country by a considerable margin. From April 2022 to April 2023, Alberta's average annual population growth rate was 4.5%. This growth has had an impact on vacancy rates in both Calgary and Edmonton, with rents on the rise. For renters, the average cost of a two-bedroom apartment in Calgary is now \$2,150 per month, while in Edmonton, costs have been increasing but remain roughly \$500 lower.

At all levels of government, there is a concerted effort to find solutions to alleviate the increasing cost of living. Rising expenses in groceries and gasoline are among the key factors contributing to this challenge. The federal government is proposing to incentivize the construction of much-needed rental homes by introducing legislation to remove the goods and services tax (GST) on the construction of new apartment buildings for renters. This is another tool to create the necessary conditions for building the types of housing that are in demand. They are also urging provinces that currently apply provincial sales taxes or the provincial portion of the harmonized sales tax (HST) to rental housing to match their rebate for new rental housing. Additionally, they will require local governments to end exclusionary zoning practices and encourage apartment

construction near public transit to have their Housing Accelerator Fund applications approved. Qualifying rental housing is further defined as "new purpose-built rentals," including apartment buildings, student housing, and senior residences built specifically for long-term rental accommodation. The GST waiver will apply to projects commencing construction between September 14, 2023, and December 31, 2030, with completion by December 31, 2035. While there's a significant lead time for both starting (seven years) and completing (12 years) projects, this announcement is still a significant step forward for new rental housing construction in Canada. We face an extreme shortage of rental housing, and Canadians are feeling the effects from coast to coast.

While the Bank of Canada held the overnight lending rate steady in its last meeting, Canada's annual inflation rate in August surged to 4.0% from 3.3% in July due to higher gasoline prices, according to data released on September 19th. This signals that the central bank may be forced to raise interest rates again after 10 hikes since March of last year.

We anticipate that pricing on multifamily properties will remain stable this fall, with capitalization rates hovering around 5.75%. While rents have increased, they have not kept pace with inflation. As the costs of goods and labor rise in almost all sectors, there are concerns about unaffordable rents in markets across Canada. Demand for multifamily properties remains steady, and sellers are taking advantage of CMHC financing and locking in interest rates to acquire multifamily properties during this time of uncertainty. However, the approval process for financing has been taking longer, and it may not be until the end of 2024 that we see interest rates beginning to ease. Rising interest costs are affecting the flow of commercial real estate transactions, but for the multifamily marketplace, it is buoyed by in-migration numbers, decreasing vacancies, and rising rents.

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

Sources: CBC News, RBC Economics, Cushman & Wakefield Edmonton Research

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AGM & Christmas Luncheon

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11:30 AM - 2:00 PM

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EXECUTIVE DIRECTOR REPORT FALL 2023

BY DONNA MONKHOUSE, ARLA EXECUTIVE DIRECTOR

Summer is over and I can't believe it went that fast! The kids are back in school, people are back from vacation, and we are busy preparing for our next events. I can tell you the roads are a lot busier and parking in front of our office has been near impossible since MacEwan University opened!

SAVE THE DATE AND MARK YOUR CALENDARS!

SEMINAR & LUNCHEON
October 18, 2023

AGM WITH LUNCH & ENTERTAINMENT
AND TONS OF PRIZES
November 24, 2023

5th ANNUAL JINGLE AND MINGLE
December 7, 2023
3-6pm at The Cabin Pub and Party

DON'T MISS THESE EVENTS!

With our office in full swing and keeping very busy, we continue to welcome new members and reconnect with existing! ARLA's growth of new members over the summer was amazing!

Our Board Election Nominations have commenced, and we are looking for some great members to come onto our Board. If you are interested please reach out to me.

ARLA's office was kept busy over the summer! We engaged with the City of Edmonton on different issues, connected with our new MLA's and stayed in touch with many of you through networking events. We continue to monitor the issue with further Licensing of Property Owners and the Bad Landlord Registry and are awaiting the report to go to council from the Administration. We had the

opportunity to meet with them and provided alternative solutions that would prove more effective.

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

We met with a group of landlords with respect to possibility of Rent Controls and will continue advocating against this.

We sent a letter to the Minister of Service Alberta with respect to some Red Tape Reductions for the RTA. One was to allow electronic service for documentation and notices. We are awaiting their response and note that he did acknowledge receipt and has passed it to his team. Hopefully we will see some of those soon.

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

Rubay, Raphael Yau and Carolyn Flexhaug. As usual, you did a great job!

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

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

We would love to hear from you! If a member (Service or Professional) did something you want to acknowledge, just let us know; if someone did a great job for you, let us know; if you want to say something about ARLA, let us know (nice of course) and we will publish these on our website and ensure they get the recognition they deserve.

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



A GREAT DAY FOR A GOLF! HERE ARE THE HIGHLIGHTS:

On September 15, 2023 at the Sturgeon Golf & Country Club, ARLA Members sponsored, golfed, and just had fun! The fun started at 9am as members teed off to a game of best ball. Sponsors on the holes engaged members throughout the day with games, prizes and networking!

ARLA would like to thank all our sponsors for supporting our Golf Classic Tournament and

engaging those on the course all day! Our members are always exceptional!

Before golf, everyone enjoyed a breakfast sandwich and baileys and coffee. After Golf, a steak dinner was enjoyed by everyone followed by lots of great prizes and giveaways!

Congratulations to the Winning Team!

Mike McCormick, Markus Gebrandt, Paul Cari and Don Sitek with an unbelievable score >>



Congratulations to the Most Honest Team - they tried really hard!

<< Nicole Whelan, Luana Burns, Andrew Burns and Michael Glynn (Absent)



A big thank you goes out to DSC Construction for donating the trophies in memory of his brother, for the winning and most honest teams and proximity winners. The large winning trophy sits in our office with the winners' names on it >>

Ladies Longest Putt was won by Sarah Williams & Men's Longest Putt was won by Fadil Murati



<< Ladies Longest Drive was won by Wanda Bone & Men's Longest Drive was won by Jaron Haltimer | Men's Closest to the Pin was won by James Terheide & Ladies Closest to the Pin was won by Allison Bent

We handed out numerous prizes during the golf tournament throughout the day and at the banquet - Congratulations to all of you that won! There were many prizes given out on the holes that day as well!

Theresa Syrota took home the FISH BADGE PRIZE & Marissa Paradis took home the ANGEL BADGE PRIZE. We were able to raise over \$2000 through Mulligan Ticket Sales and 50/50 ticket sales.

Tru North contributed over \$400 towards Jasper Place Wellness Centre. **Thank you Tru North for sponsoring Hole In One** - sadly there were no winners!



GOLF TOURNAMENT HIGHLIGHTS

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

Save the Date for 2024!
September 13, 2024

The Winner of the 50/50 was Raphael Yau - he took home over \$600.00 and Air Pods!

Adriaan Van Papeveld took home the Mulligan Prize - a Robot Vacuum! Congratulations! >>



Welcome New Members

Braxton Wong	Revolution Property Management Inc.
Chris Box	Murray Ballas
A & A Rental Properties LTD	Kyla & Greg Joyce
Vik Saini	Jill Wiesinger
John Siemens	George Spady Society, Housing First
Equiton Living	BEC Development Corp
T&Z Services Ltd.	Dynasty Properties
Rod Kelly	Four Longs Holding Inc.
Dianne Gillespie	City Lending Centers-CLC
Gail Campbell	Coast Development Properties
Mike Boissonneault	Majestic Flooring & Design Center
Patrick Au	Manmeet Nagra
Christopher Gavigan	Remedy Commercial Realty Group Inc
Kelly Dias Dos Santos	Lynne Bell
Sarah Russick	Ornella Rullo
Japan Spot Inc	AJ van Engen
Europa Ltd	Canclad Exteriors Inc.
Franvest Developments Inc.	Golden Spike Lumber Sales
	Riptesh Sharma



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ALBERTA RESIDENTIAL LANDLORD ASSOCIATION MISSION, VISION AND VALUE STATEMENT 2023

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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THE ALBERTA RESIDENTIAL LANDLORD ASSOCIATION

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ALL ABOUT RENTAL FEES PART 2: PARKING FEES, LATE PAYMENT OF RENT FEES AND LEASE BREAK FEES

BY JUDY FENG, STAFF LAWYER, CPLEA

Over the past year, CPLEA has been hearing about confusion over fees that landlords are charging tenants. The first part of this article series, All About Rental Fees: Refundable vs non-refundable, already covered the law as it relates to refundable fees and non-refundable fees.

So, what about the other fees we promised to cover in part two? Like parking fees? Or fees for late payment of rent or breaking a lease?

Parking fees: probably allowed if agreed on

The RTA is silent on parking fees and there is no relevant caselaw about them. However, the updated RTA handbook (at page 41) notes the following:

There is no requirement for a rent increase notice when a landlord and tenant agree to add a parking stall to a residential tenancy agreement.

If a residential tenancy agreement states that parking fees are included in the rent, then an increase for parking charges or the introduction of a new parking fee is subject to the rent increase notice provisions.

So, parking fees are probably allowed if both landlords and tenants agree to them in the lease. But, any increase in parking charges or the introduction of new parking fees must follow rent increase notice rules under the RTA.

Fees for late payment of rent: unenforceable if they are punitive

The courts and RTDRS have made it clear that fees for paying rent late must be reasonable. Late fees are not enforceable if they are punitive in nature. The threshold for what may be punitive and therefore unenforceable is lower than one would think. For example, in one case, the Provincial Court found a \$5 late charge on rent of \$325 to be punitive. In other cases, the Provincial Court found that a \$25 daily late fee to be punitive and a \$40 late fee for being 15 days late on mobile home rent to be punitive.

Lease break fees: unenforceable because they are punitive

There is authority in both Provincial Court and the Court of King's Bench, as well as the Residential Tenancy Dispute Resolution Service (RTDRS) that says that a lease break fee is purely a penalty clause. They are windfalls for the landlord and are not a genuine pre-estimate of damages. As such, the RTDRS and courts will not enforce contractual lease break fees.

Summary

The law around rental fees is like a maze to navigate - the RTA is not the only source of law to refer to. Sometimes, it takes a good deep dive into caselaw and even the RTA handbook to get additional information on the topic. So, as a quick recap from the All About Rental Fees article series:

- Refundable fees must follow the Residential Tenancies Act's (RTA) security deposit restrictions as they form part of the security deposit. So, the total security deposit including refundable fees cannot be more than one month's rent
- Non-refundable fees are likely enforceable if the landlord and tenant agrees to them - but they must be reasonable.
- Any non-refundable fees that a landlord charges should reasonably reflect an actual cost recovery.
- The courts or

RTDRS may not enforce a fee if it does not reflect actual cost recovery or if it exceeds cost recovery.

- Parking fees are probably allowed if agreed on, but there are rules to follow when increasing them or introducing new parking fees.
- Fees for late payment of rent are unenforceable if they are punitive.
- Lease break fees are purely punitive and therefore, unenforceable.

For more on residential tenancies law in Alberta, go to: www.landlordandtenant.org. Funding for CPLEA's Housing Law Information Project is made possible through a grant from the Alberta Real Estate Foundation (www.aref.ab.ca).



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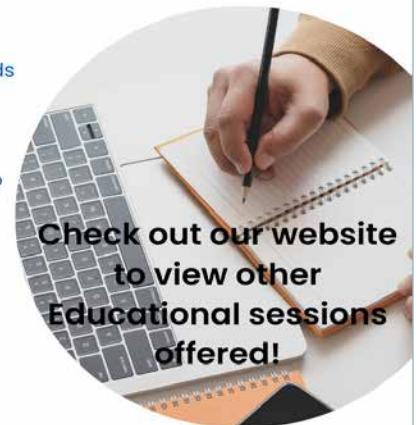
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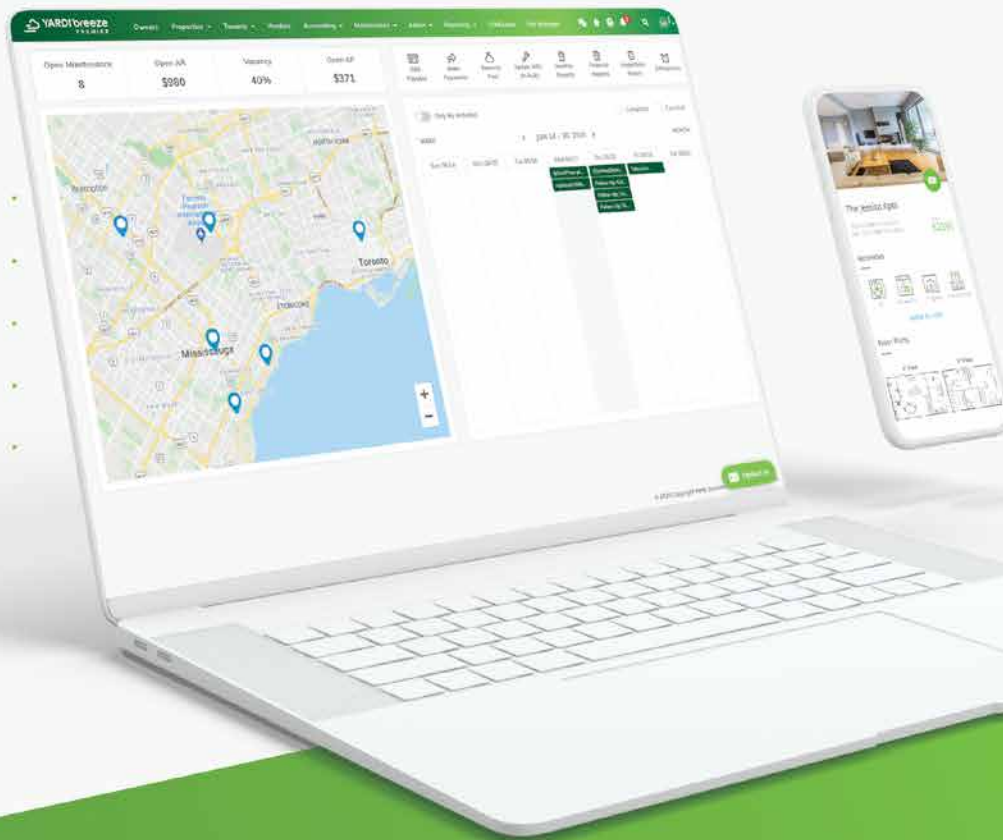
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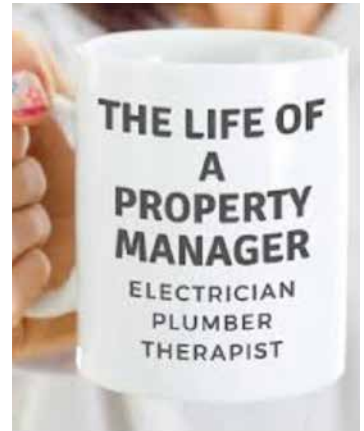
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SEPTEMBER 2023 RENT CONTROLS

BY DONNA MONKHOUSE, ARLA EXECUTIVE DIRECTOR

Housing availability and affordability are a conversation taking place across Canada. Demand for housing continues to increase along with rental rates. Alberta continues to maintain some of the lowest rents in Canada

without Rent Controls, however, the topic of rent controls is becoming a conversation among politicians across Alberta.

Although our Premier and Minister of Housing have stated that rent controls are not on the table for discussion, this can change, and ARLA and its members need to be prepared.

We have been preparing and meeting with groups across Canada and Landlords with respect to this and we will look to our membership for further support.

We need to be prepared and ready to ensure Alberta is kept rent control free!

Rent Controls

The Facts and Unintended Consequences

Creating affordable, strong, and inclusive communities ensures all Canadians have a broad range of housing options. While rent controls are often first cited as a means to reduce housing costs and may seem like a quick-fix, evidence suggests otherwise.

The fact remains that the most affordable and rent-friendly jurisdictions in Canada are in places where there are no price controls (Alberta and Saskatchewan).

Housing providers are supportive of policies that drive the creation of more affordable housing supply in Canada. Rent Controls have the opposite effect.

The Best Alternative to Rent Control is to provide Rent Subsidies or Portable Rental Allowances to those people for whom affordability is an issue and have a proven need. Not everyone needs help.

Facts About Rent Controls	Unintended Consequences of Rent Controls
Rent Control is Poor Public Policy	The unintended consequences negatively affect: <ul style="list-style-type: none"> • Supply of affordable housing • People with affordability issues • Owners and Investors
Rent Control Discourages the Construction of New Rental Housing	Investors are motivated by profit and will not invest when any legal change reduces profitability, and the risk is increased.
Rent Control Reduces Mobility	People living in a rent control unit tend to stay longer, leading to lower vacancies The free market has a higher level of vacancies, meaning people have greater choice. Normal turnover in areas with no rent control is usually 35% - 40%.
Rent Controls Result in Decreased Vacancies	With reduced construction and turnover, fewer people move, housing supply is reduced, and the demand for housing increases. People with affordability issues have difficulty finding affordable housing and have to pay higher rent.
Rent Controls Cause Housing Decline	Reduced rental income means it is not financially feasible to make substantial investments in upkeep, and properties deteriorate. Tenants do not want, or expect, to live in sub-standard housing.
Rent Controls Benefit all Tenants, Rich or Poor Alike	It's a myth to say that it's just the working poor who benefit. Wealthier people who can afford their rents and do not need the benefit of rent controls become beneficiaries of this policy.
Rent Controls Increase the Cost to Provide Rental Housing	There is a cost to all taxpayers to set up and maintain the bureaucracy required to administer a rent control program. All taxpayers end up subsidizing the renter. Additional costs to the landlord are passed on to tenants.
Rental Controls Discourage Investment in Rental Property	Most landlords have mortgages to pay and with increasing costs and the significantly reduced ability to meet the demands, it will put some out of business, thus reducing the number of rental units in the marketplace.

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ALBERTA RESIDENTIAL LANDLORD ASSOCIATION CODE OF ETHICS PROFESSIONAL MEMBER 2023 & PREFERRED SERVICE MEMBER 2023

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.



WATER - ENEMY NUMBER ONE

BY MARTIN BANKEY, P.ENG., PRINCIPAL ENGINEER, TOK ENGINEERING

Of the many problems that can physically affect and do damage to building structures, nothing compares to water infiltration or

"water ingress". Whether your property/condominium is high-rise, apartment-style, rowhouse/townhouse, carriage-style side by side duplexes, or stand-alone single-family dwelling, water ingress can hit you from the top, the sides, and down below. It may come in the form of torrential downpours, melting snow, high water tables, overland flooding and much more.

This Enemy Number One has many partners and co-conspirators. They may take the form of aging rooftop shakes and shingles, improperly installed flashing and cladding, poor window caulking and sealant, foundational cracks and compromised moisture-resistant membranes ... just to name a few.

In this present time of increasing climactic change, rising temperatures, melting snow (a.k.a. "spring runoff"), unusually pronounced storms and weather anomalies ... all can contribute to leaks in your building envelope. And leaks mean water ingress. Water entering the building envelope can pose numerous problems from the seemingly mundane water stains to the more alarming deterioration of materials such as wood or dry wall or, worse yet, deterioration of structural members and cladding systems. Performing regular maintenance on your building envelope can help prevent water infiltration from happening in the first place, and knowing the potential causes and where to locate the source of water ingress is key. So let's have a closer look at some of the problematic areas.

So What Exactly Is Water Ingress?



Water ingress is when water makes its way into a building's structure.

Any water coming into your personal residence, or investment property is bad news. It can cause immediate damage as well as lead to further and more expensive problems down the line. This includes damage to decoration, fungal decay, and long-term issues with damp - it can even have a negative impact on your health. It is important to take measures to prevent water ingress or deal with the root cause as soon as possible.

Some examples of water ingress sources are as follows:

Damaged Roof Membrane

The roof membrane is used to create a watertight covering that protects the interior of a building. They can be made of modified bitumen, synthetic EPDM rubber, or PVC and are used on flat and low slope roofs. Due to expansion and contraction of the roof membrane with temperature fluctuations, wrinkles or blisters can form and lead to cracks. When this happens, it can cause water to accumulate beneath the membrane. Eventually, this can cause water infiltration/ingress into the interior of the building, compromising the overall water tightness of the building envelope.



Open or Damaged Flashing

HVAC units, plumbing ventilation, chimneys and ductwork are just a few items that are common on the rooftop. These systems create roof penetrations that have flashing around them which acts as the barrier between the penetration and the roof surface. Flashing can come in a variety of materials from steel to aluminum to a membrane. However, due to the passage of time and exposure to weather elements, such as high winds, flashing can fail and cause leaks. When this happens air and water can enter the structure below.

Lintel Deterioration

A lintel is the horizontal support that spans an opening in a wall, such as a door or window. It is essentially acting as a supportive shelf for the masonry above. Lintels are often made of steel which is prone to rust from corrosion. The masonry bearing on the lintel can crack and deteriorate over time allowing moisture to seep in and weaken the structural integrity of the lintel. If you notice areas of cracking around the corners above windows or doorways, this is of the telltale signs of lintel deterioration.

Missing/Deteriorated Joint Sealant

As building foundations settle this can create wall movement which leads to the deterioration of mortar joints in masonry. Additionally, general exposure to weather elements can also cause cracks or mortar to fall out altogether. Caulking around windows, doors, and other joints in the building envelope can also become brittle and crack over time. Failed sealant joints can lead to pests, air penetration, water infiltration and gen-

eral energy loss in your building envelope.

Foundational Cracks

Over time, poured concrete foundation walls can get cracks that affect the underlying structure of the building it supports. While not all cracks threaten the structural integrity of a building, those that do can pose a larger problem. If large enough, cracks can lead to water penetration, but the reverse is also true. If a foundation is not properly waterproofed, pooled water can cause erosion and subsequently lead to cracks. Water in the soil surrounding a building creates pressure on its foundation. If this water isn't funneled away from the structure's foundation, it can cause cracks and leaks that lead to water penetration and failure of the building's structural integrity.

Causes of Water Ingress

The most common cause of water ingress is a building fault or defect. Over time building materials can deteriorate. As already mentioned, below-standard workmanship can also lead to water ingress. There is a wide range of building defects that will allow water in and lead to water ingress. Some of the more common culprits are listed below:

- Roofs - missing or broken tiles or slates, 'defective surfacing to valley gutters and flat roofs', faulty flashing around chimneys.
- Blocked or faulty gutters
- Walls - cracked "render" (a first coat of plaster applied to a brick or stone surface) or deteriorating mortar, a bridged cavity wall or bridged damp proof course (DPC), missing DPC, blocked airbricks, damaged or broken pipework, along with faulty internal plumbing.



- Windows - faulty flashing around window frames (from throats to sills).
- Rising damp - a failed or bridged damp proof course can be a cause of water ingress.
- Flooding - if you live on a floodplain or by a body of water, then flooding is a risk that can result in water ingress.
- Faulty plumbing - leaks within your house can also lead to water ingress.

End of Part One ... to be continued in the Winter Edition.

For more information, please contact Martin at MBankey.tok@shaw.ca



THE CONSIDERATION OF HIRING A SNOW REMOVAL CONTRACTOR

BY ANDREW RAFO, GENERAL MANAGER

Choosing the right snow removal contractor is crucial when it comes to maintaining your property or condominium!

Whether you're an Owner or a Property Manager, you want to ensure the contractor you hire is reliable, efficient, and follows proper protocols and procedures to keep the property as safe as possible.

Safety is managed by keeping daily snow logs, before and after pictures, and making sure that each site is monitored on a regular basis. Attention to detail is very important for maintaining a safe environment. This includes the contractor reporting any possible hazards, issues, or concerns. Communication is key!

Ask the questions, get the response you want...

Here are a few important questions you as an owner or property manager should ask potential contractors:

What kind of liability insurance do they have? Is it up to date? (Always get a copy for your files.) A contractor having the right amount of liability insurance is pivotal. It is there to protect you.

Do they have WCB coverage? Worker's compensation coverage provides workers with the services and benefits needed to help them get back to work safely should they be injured on the job.

Does the contractor have a formal contract? Not only does this protect the contractor, it also protects Owners, Property Managers, and Corporations to ensure all expectations are clearly laid out.



Can they provide current references? It is important to verify the contractor's references to ensure their quality of workmanship is of the highest standard.

What type of sites do they services for snow removal? Do they have experience with large sites? It is always good practice to verify that the contractor has experience with similar properties (in both size and scope), so you have confidence that they can service the site in a safe and timely manner.

What is their snow removal crew ratio to properties? You want to ensure the contractor has the staff and time to service your site.

Where does your site fall within their route? This will help eliminate any confusion regarding timelines. Adjustments can be made prior to the contract should there be any special requests.

What equipment will be used, and do they have the proper equipment to service your site? Some sites require specific equipment to be used, advising expectations upfront allows all parties transparency.

What is the turn-around time for emergency visits (i.e., freezing rain)? As sites should be monitored on a regular basis, it is imperative to request what the contractor's procedure for icy conditions are.

What is their policy for damages onsite? Knowing ahead of time how the contractor manages damages to the property can reduce future frustration if the client is aware of their policies and procedures.

Here are a couple of ways owners and property managers can ensure a smooth process:

Confirm the scope of work provided is the same for all contractors, this helps minimize the confusion of pricing when quotes are received.

Reach out for snow removal quotes early. This allows adequate time for questions and concerns to be answered by all parties, and ensures a contract is in place before the snow flies!

Knowing what to look for, and asking the right questions, is key when choosing the right contractor.

For further information please contact Andrew at 587-336-3564 or andrew@nbbennys.com



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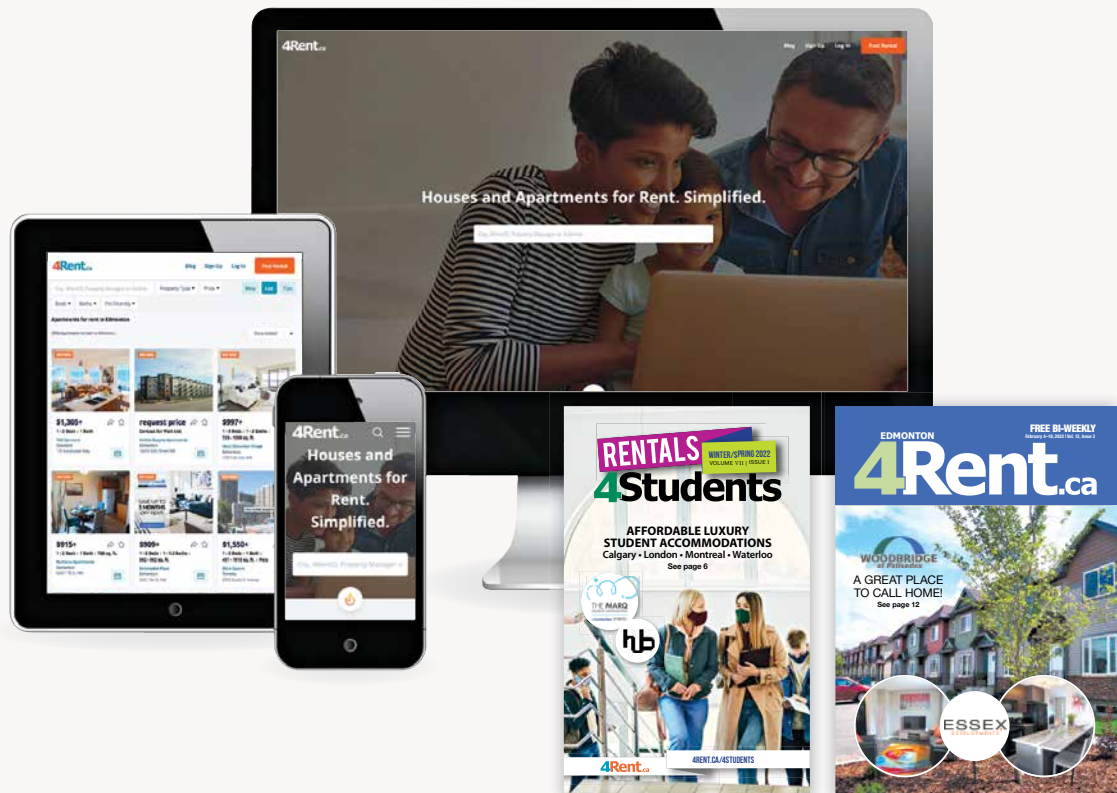
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