



Welcome home

# Resident Handbook

*Find useful information about your  
new home, building, and community.*

For any questions or concerns, feel free to visit our website, connect with us on social media, or contact our Customer Experience Centre at **1.855.247.1492**. We're happy to assist you!

**AVENUELIVING.CA**

**@avenuelivingcommunities**

# Important tips

## SAFETY & SECURITY

Resident safety is a top priority for Avenue Living. By working together, we can help keep the building safe and secure for everyone.



After using an exterior door, make sure it is closed and locked behind you.



Never buzz someone in from your intercom if you don't know them.



Keep ground-floor windows, doors and patio doors closed and locked.



If you notice any lights that do not work, or doors and windows that are broken or don't close and lock properly, contact us immediately.



Don't hold the door open for strangers.



If you see any suspicious or illegal activity, contact the police or dial 911 in case of an emergency.

## COLD WEATHER TIPS & RESIDENT GUIDELINES

To keep your suite warm and comfortable during the cold winter months, and to prevent pipes from freezing:



Ensure all exterior doors and windows are closed and locked to reduce drafts.



Keep your thermostat set to a minimum of 18 degrees Celsius.



Do not leave patio doors and windows open, especially during periods of extreme cold or when you're not home.



Cold air will sink and cause pipes and zone valves to freeze, potentially causing damage.

**Remember that any pipe freezing, and subsequent damage that is caused by a resident is the financial responsibility of that resident.**

# *To ensure a safe and comfortable home for you and your neighbours*

## **OUR COMMITMENT IS TO:**



Create and manage a safe environment for you and all residents.



Thoroughly clean and maintain the property's shared spaces and grounds.



Invest in our company and your property to improve your experience.



Communicate property information and service updates to you.



Strive to complete your maintenance requests within 3 business days.



Act with compassion for your concerns.



Be available when you need us with our 24-hour Customer Experience Centre.



Listen to you, and use your feedback to improve your experience, and respond to your concerns in a timely manner.



Provide timely lease renewal information.



Maintain a positive environment amongst residents.

## **WE KINDLY ASK YOU TO:**



Create a welcoming and peaceful environment by respecting your neighbours and our team members.



Maintain and respect your home, the property's shared areas, and the grounds.



Take responsibility for your actions and the actions of your guests.



Pay your rent on time, using one of our payment methods.



Submit maintenance requests as soon as a problem may arise.



Communicate your needs to us so we may improve your resident experience.



Always have an active renters insurance policy.



Submit your lease renewal on time or give advance notice of your move.



Follow the terms outlined in your lease agreement and resident handbook.



Be aware of your surroundings and report any unusual activity.

## POLICIES, RULES AND REGULATIONS FOR YOUR RESIDENCY

The following rules and regulations contained in this Handbook apply to your residency with us and are incorporated into your Tenancy Agreement. The terms “you” and “your” will apply to the Resident and “we” and “us” will apply to the Landlord. The term “Premises” will apply to the Rental Suite identified in your Tenancy Agreement. The term “Property” will apply to the building and adjacent land surrounding the Premises.

### Rent Payment Types

1. Rent can be paid either by: (i) PAD (pre-authorized debit) OR (ii) Zenbase. For residents receiving government funding or assistance, bank drafts/cheques will be accepted and must be made out to “Avenue Living”. Cash and e-transfers will not be accepted under any circumstances.

### Utilities and Services

2. If the Property does not have submeters or similar system, the Resident must, at their own expense, arrange and install all necessary utility services for the Premises and provide proof of setup (e.g., reference or account number) to the Landlord before the Commencement Date. Utilities must remain active until the Expiry Date, and if the Resident fails to maintain enrollment, resulting in the Landlord receiving a utilities invoice, a **Twenty-Five (\$25.00) Dollar** administrative fee will be charged per invoice in addition to the invoice amount. These charges will be added to the Resident’s ledger and must be paid immediately. The Resident is responsible for all utility expenses and agrees to hold the Landlord harmless from any related liabilities.

### Submetering

3. The Landlord reserves the right, at its sole expense, to install utility submeters at the Property. Where physical submeters are installed, the Resident will be responsible for paying for their actual utility usage as measured by the submeters. If installation of physical submeters is not feasible, the Landlord may apply a Ratio Utility Billing System (“RUBS”) and allocate utility costs based on factors such as the size of the Premises, the number of residents or other equitable measures. The installation and maintenance of submeters or the implementation of RUBS will not unreasonably interfere with the Resident’s use of the Premises. In the case of both a submetered system and RUBS, the Resident will receive a statement of charges from a third-party supplier which the Resident agrees to pay within the prescribed pay period.

### Quiet Hours

4. There are mandatory quiet hours between 10 p.m. and 8 a.m. each day or in accordance with local bylaws. This rule is in place for the consideration of your fellow neighbours right to their peaceful and quiet enjoyment of their premises.

### Care of the Premises

5. You will at all times be responsible for taking good and proper care and upkeep of the Premises and the contents in clean condition and in working order.

### Pest Control

6. If there are pests present in the Premises, the Resident will notify the Landlord immediately, to schedule an inspection and resulting treatment plan. The Resident will be required to abide by all of the Landlord’s requests with respect to the Premises regarding: (i) preparation; (ii) treatment; and (iii) post-treatment. The Resident’s failure to either: (i) prepare the Premises for treatment; or (ii) provide access to the Premises by or on a scheduled pest treatment date will result in an administrative fee of **One Hundred (\$100.00) Dollars** per occurrence. In addition, the Resident’s failure to abide by the Landlord’s request to treat the Premises, will be considered a substantial breach of the Tenancy Agreement, and the Landlord will take immediate steps to terminate the Tenancy Agreement, and commence a claim for any and all associated damages under the Tenancy Agreement and at law.

### Late Fee

7. If you fail to pay the rent in full on the 1st day of the month when it is due, a late fee of **Fifty (\$50.00) Dollars** will be applied. We reserve and in no way waive our right to insist on payment of the rent in full on the date that the same is due.

### Non-Sufficient Funds Fee

8. If a payment is returned for any reason including but not limited to insufficient funds, stopped payment, or a closed account, a fee of **Ninety-Nine (\$99.00) Dollars** will be charged to the Resident’s ledger.

### Parking and Storage of Vehicles

9. In the event that the Landlord has a prescribed parking program for the Building/Parking Lot and the Resident is assigned a parking stall (as noted in the Tenancy Agreement), the Landlord will provide the Resident with an assigned parking tag (the “Parking Tag”) that will need to be conspicuously displayed within the Resident’s vehicle when parked at all times. In the event that the Parking Tag is lost and a replacement required, or if it’s not returned at the end of your residency, the Resident will be charged a replacement fee of **Fifty (\$50.00) Dollars**, per occurrence.

Resident will not park boats, trailers, snowmobiles, oversized vehicles or unlicensed vehicles in the assigned stall or elsewhere on the Property at any time without the Landlord’s written permission. It is the Resident’s responsibility to ensure that the Resident’s family, guests and invitees do not park in areas designated for use by other Residents, or in such locations or in such a manner as to obstruct the vehicles of other Residents. Unauthorized vehicles may be towed off the property without notice at the vehicle owner’s sole cost and expense.

The Landlord will not be responsible for any loss due to fire, theft, collision, vandalism or any other damage to the Resident’s vehicle, or the contents therein, however caused, while the Resident’s vehicle is in the parking area or any drivable area (e.g. laneways, ramps) of the Property.

In the event that there is an unauthorized vehicle in your assigned parking stall, the Resident may request to have said vehicle towed away, at the Resident’s sole cost and expense, by contacting the local authorities/towing company. The Resident will be required to provide evidence that the Resident is the rightful designate of the assigned parking stall.

The Resident nor their family, guests or invitees will perform any kind of vehicle maintenance or servicing, including but not limited to oil changes, washing, waxing, tune-ups or other maintenance, on or around the parking area of the building of the Premises or any of the driveways, parking lots, garages and yards adjacent to the Property. Any vehicle found being serviced will be subject to immediate towing at the vehicle owner’s expense without notice. Resident will ensure that their vehicles registration and insurance are current.

The Landlord reserves the right to establish and/or modify a parking program to any building.

### **Smoke Detectors**

10. Landlord will be responsible to check the fire equipment of the Premises and the Property on a regular schedule, as prescribed by law. In the interest of added safety, the Resident is required to test the smoke detector within the Premises once a month to ensure that the smoke detectors and batteries are in good working order, and that the smoke detector has not expired. The Resident is required to contact the Landlord immediately if the smoke detector is not in good working order or has expired.

#### **SMOKE DETECTORS AND FIRE EXTINGUISHERS WILL NOT BE DEACTIVATED OR REMOVED BY RESIDENT.**

Should the Landlord determine that you have deactivated, removed or tampered with the smoke detector so as to render it inoperable, it will be considered a material breach of the Tenancy Agreement and grounds for immediate termination of the Tenancy Agreement, and you may be held responsible for any resultant property damage or injury. You will also incur a maintenance and administrative fee of **Fifty (\$50.00) Dollars** plus the cost associated with replacement or repair of the smoke detector, deducted from your security deposit on move-out or added to your next monthly rent payment due and owing.

### **Roofs and Awnings**

11. Only authorized personnel are allowed on the roof. Placing of antennas, satellite dishes or other equipment on the roof is expressly prohibited. Any items found affixed to or on the roof will be immediately removed at your expense without notice and you will be charged the cost associated with the removal inclusive but not limited to labour costs incurred by the Landlord. Awnings, shades or other equipment will not be permitted on the exterior of the building.

### **Balconies, Patios and Windows**

12. Balconies, patios and/or windows are to be kept free of any items, clutter or debris at all times and will not be used for storage, nor hanging or drying of clothes. Nothing will be thrown from, swept or allowed to fall from the balconies, patios and/or windows of the Premises. Only blinds and curtains are deemed as acceptable window coverings.

No antennas, satellite dishes or other equipment may be affixed to the balcony, nor are barbeques allowed at any time without written permission from the Landlord, at its sole and unfettered discretion.

### **Hallways**

13. Nothing will be thrown, swept or placed by you in the hallway of the Premises. Hallways may not be used for storage of refuse and/or other items. Use of common area/hallway electrical outlets is strictly prohibited.

### **Doors**

14. Doors to the Premises must be kept closed at all times and during your absence must be kept locked.

### **Fireplace (if applicable)**

15. If the Premises contains a fireplace and the Resident makes use of it, then the Resident agrees to always use the fireplace in a safe and responsible manner and at their own risk. The Resident will use the fireplace for aesthetic purposes only and will not use it for any other purposes (for example, the fireplace will not be used as the main source of heat, to cook food, to burn non-wood materials, etc.). Use only aged hardwood and never use gasoline, kerosene, or other type of fuel to start a fire. Close fireplace screens or glass doors to prevent embers from igniting nearby combustible materials. Stack logs carefully to prevent them from rolling out of the fireplace. Always use a covered metal container to remove ashes/embers and immediately take it outside away from the building.

#### **DO NOT GO TO BED OR LEAVE YOUR PREMISES WITH A FIRE BURNING IN THE FIREPLACE.**

The Resident will promptly notify the Landlord if the fireplace is damaged and/or needs to be repaired and the Resident will be responsible for the full cost of any repairs to and/or replacement of the fireplace that may be required as a result of negligence or misuse of the fireplace by the Resident, occupants, or their guests. The Resident will be responsible for the full cost of regular maintenance and upkeep of the fireplace, including but not limited to having the fireplace chimney, flue and carpets within the suite professionally cleaned at least once a year, as well as upon move-out. Receipts detailing that this has been professionally completed and paid will be provided on request of the Landlord.

The Resident understands that the fireplace is strictly an amenity, and that the use of this amenity is not guaranteed under the terms of the Tenancy Agreement. Any interruption or non-availability of its use will not violate any terms of the Tenancy Agreement.

### **Electrical Appliances**

16. You will not bring into the Premises or onto the Property any of your own major electrical appliances or apparatus such as a portable dishwasher, air-conditioner or washers and dryers, freezers, and/or like appliances, without the Landlord's prior written consent.

### **Wiring**

17. No wiring may be altered in the Premises and no wiring will be installed for electric lights, television, radio connections or otherwise beyond what is currently provided in the Premises. Resident is not allowed to make use of any electrical outlets in the hallways and common areas of the Property at any time without the Landlord's prior written consent, excluding instances where the Resident has an assigned parking stall affixed with an electrical outlet. You must use power cables responsibly to prevent fire hazards. Avoid overloading outlets, running cables under rugs or furniture, and using damaged or frayed cords. Regularly inspect power cables for signs of wear, such as cracks, exposed wires, or burn marks. If a cable appears damaged, replace it immediately.

### **Resident Alterations and Improvement**

18. You will not alter the Premises or any of the fixtures, appliances, plumbing or furnishings provided in any way without the Landlord's prior written consent. You will not repaint, remodel, wallpaper, drive nails into woodwork or other surfaces, or use any adhesive items on walls or other surfaces that will leave a residue when removed, without prior written consent of the Landlord. You agree that all alterations or improvements made by you will become the Landlord's property at the expiry of the Tenancy Agreement, at no cost of the Landlord.

### **Offensive Goods**

19. No combustible or offensive goods, provisions or materials will be kept on the Premises at any time.

### **Heavy Object/Water-Filled Furniture**

20. No heavy objects, including water beds, are permitted on the Premises without the Landlord's prior written consent, and if such consent by the Landlord is granted, you must obtain an add-on rider to your Resident insurance policy, a copy of which must be provided to us prior to moving the object on the Premises.

### **Water Use**

21. No water will be left running unless in actual use. Excessive water use within the Premises will be monitored by the Landlord and will be charged back to the Resident.

### **Unlocking Doors/Replacement Keys**

22. You agree to pay a **Fifty (\$50.00) Dollar** maintenance/administrative fee on each occasion when the Landlord is requested to unlock a main entrance door, the Premises door, a storage room or locker, a mail box door, or any other door or lock to which the Landlord has previously provided keys to the Resident for, during regular business hours (Monday to Friday). You acknowledge that we may not be immediately available to unlock the Premises, and we are not responsible for any loss or damage as a result of any delay in unlocking the said lock. Missing keys is generally considered a non-emergency, and should an out of hours call out be required the fee will increase to **Seventy-Five (\$75.00) Dollars**, during the following: (i) Weekends (Saturday and Sunday); (ii) statutory holidays; or (iii) Monday to Friday from the hours of 5:00 p.m. to 9:00 a.m. During times where the Landlord is not available, you agree to be responsible for contacting a Locksmith, to pay the Locksmith directly, and be responsible for any damages caused by the Locksmith. You will also provide us with the new key if the lock to the Premises is changed.

Should you lose your key or require a replacement key, you agree to pay a **Fifty (\$50.00) Dollar** replacement fee per key (an approximate estimate of materials and labour), or in the case of a replacement fob, you agree to pay a **Hundred (\$100.00) Dollar** replacement fee per fob. The fee and costs will be added to your next monthly rent payment due and owing, or deducted from your security deposit on move-out

### **Snow Removal**

23. In the case of Resident's living in townhome style suites, Residents will be responsible for snow removal for any and all sidewalks leading up to each townhome. The Landlord will be responsible for snow removal on common area pathways.

### **Resident Responsibilities**

24. The Resident will be responsible for:

- i. The cost of repairing plugged toilets, sinks, dishwashers, drains and the cost of all damage resulting directly or indirectly therefrom;
- ii. The cost of replacing or repairing windows, screens, blinds, light fixtures, bulbs, and all other suite fixtures that may have been damaged, broken, or removed during the residency due to your behaviour or negligence;
- iii. The cost of repairing any damage caused by windows and doors left open to inclement weather;
- iv. The cost of cleaning, repairing and replacing soiled, stained or damaged floor coverings and draperies;
- v. The cost of any other repairs or replacements to the Premises or the Property due to your or your guests neglect or wilful damage; and,
- vi. The cost of labour associated with false maintenance requests when no actual requirement for maintenance exists or when you or your guests do not have a good faith basis to request maintenance assistance or similar willful misuse of maintenance call outs including false reporting and telephone harassment.

A charge of **Fifty (\$50.00) Dollars** per hour will be charged for labour on the above items. These charges will be incurred at a minimum of 2 hours labour during regular business hours, (defined as Monday – Friday 9:00 a.m. to 5:00 p.m., excluding statutory holidays), and a minimum of 3 hours of labour outside of regular business hours (defined as (i) Weekends (Saturday and Sunday); (ii) statutory holidays; or (iii) Monday to Friday from the hours of 5:00 p.m. to 9:00 a.m.)

The costs of repairs, damages, replacements and cleaning will be the actual cost incurred by the Landlord (inclusive but not limited to the labour, materials, travel and other possible invoice costs) to complete the work. These costs will be deducted from your security deposit on move-out or added to your next monthly rent payment due and owing.

### **Children**

25. Children are not permitted to play in the halls, stairways, parking areas or anywhere in or around the building where they may endanger themselves or unnecessarily disturb other Residents/neighbouring residents. Children must be adequately supervised and be provided with a means of access to the Premises at all times.

### **Extended Absences**

26. You will notify us in advance if you will be away from the Premises for seven (7) or more consecutive days. During such absence, we may enter the Premises at times reasonably necessary to maintain the Premises and inspect for needed repairs. The resident will be liable for any damage that occurs as a direct result of the Resident's failure to notify the Landlord in accordance with this provision.

### **Building Security**

27. The Landlord makes no warranties, guarantees or representations regarding the security of the Premises, common areas, the Property or the community, and any such warranties and representations, whether expressed or implied, are hereby disclaimed. You hereby agree and acknowledge that all occupants of the Premises will have the exclusive responsibility of protecting the Premises, themselves and the guests and invitees from crime, fire, and other danger.

Should the Landlord provide added uniformed guard service to the Building, the Resident acknowledges and understands that such service is solely for the purposes of providing surveillance of, and information and directional assistance to persons entering said Building. The Resident acknowledges that such guard service will not provide any measure of security or safety to the Building or the Premises, and that the Resident will take such actions as it may deem necessary and reasonable to ensure the safety and security of the Resident's property or person or the property or persons of which the Resident is responsible for under law. The Resident agrees and acknowledges that, except in the case of the gross negligence or willful misconduct of the Landlord its employees, officers, agents or assigns, the Landlord will not be liable to the Resident in any manner whatsoever arising out of the failure of the Landlord's guard service to secure any person or property from harm. The Resident agrees and acknowledges that the Landlord, in its sole discretion, will have the option, but not the obligation to add, decrease, revise the hours of and/or change the level of services being provided by any guard company serving the Building, so long as the level of security services provided to the Building is consistent with the level of security services provided to comparable buildings.

### **Laundry Facilities**

28. Where the building of the Premises provides for a common laundry facility that contains coin/card operated washers and dryers owned and operated by a third-party laundry company (i.e. Coinamatic, etc.) ("LaundryCo"), the parties hereby acknowledge and agree that: (i) this is not a service provided by the Landlord pursuant to the Tenancy Agreement; (ii) the cost of the use/operation of such machines (and any fee increases thereof) are solely controlled by the LaundryCo; and (iii) any costs/fees paid by the Resident with respect to such laundry services is in no way related to the monthly rent of the Tenancy Agreement and/or the Tenancy Agreement itself. The Resident will be charged a **Twenty-Five (\$25.00) Dollar** admin fee in the event a replacement laundry card is required/requested from the Landlord.

### **Suite Transfers**

29. If the Resident wishes to transfer to a different suite at the time of renewal, a fee of **Two Hundred and Fifty (\$250.00) Dollars** will be charged at the Landlord's discretion.

**No Criminal Activity**

30. You and any member of your household, any person affiliated with you or invited onto the Premises by you or your family, will not engage in any criminal activity in the Premises or on the Property. Violation of this term will be considered a substantial breach of the Tenancy Agreement and constitute sufficient cause for notice to immediately end the residency.

**Prohibition on Tobacco, Vaping and Marijuana Smoke and Production**

31. The Premises and Property (including 25 feet from the exterior of the building) is strictly non-smoking. This prohibition includes using tobacco, vaping and marijuana as they can damage the Property and disturb other residents. Growing marijuana and producing marijuana derivatives is also strictly prohibited due to issues like odours, property damage, electrical risks and safety concerns. Violating this rule will be considered a substantial breach of the Tenancy Agreement and may lead to eviction.

**General**

32. The Landlord will make every reasonable effort to prevent loss, misuse, disclosure, copying, modification, disposal or destruction of personal information or any unauthorized access to personal information, in a manner appropriate to its sensitivity. In accordance with applicable law, the Landlord may disclose personal information to third-party service providers for the purposes of providing services or functions on its behalf related to your residency. You may access your own personal information in our custody or control, subject to certain exceptions. For example, privacy legislation prohibits access to information that may contain personal information about another individual or confidential business information. Access may also be refused if the information is subject to solicitor-client privilege. If refusing a request in whole or in part, the Landlord will provide the reasons for the refusal. In some cases where exceptions to access apply, the Landlord may withhold that information and provide the remainder of the information. Additionally, you may request a correction if there is an error or omission in your personal information. Any access request, inquiry, or complaint about the collection, use and disclosure of personal information by the Landlord should be directed in writing to:

400, 1201 Glenmore Trail SW  
Calgary, AB T2V 4Y8  
Attention: Privacy Officer  
Email: [privacy@avenueliving.ca](mailto:privacy@avenueliving.ca)

If you are not satisfied with a response or if you have a complaint, you may contact the applicable Privacy Commissioner.

- 33. In the event that the Resident moves and requires a reference to be sent to the new landlord, the Landlord will charge an admin fee of **Twenty-Five (\$25.00) Dollars** if Resident requires a reference in writing. Verbal references provided by the Landlord will be free of charge. For the reference, Resident acknowledges and agrees that the Landlord may release information to the prospective landlord (or an authorized 3rd party Resident reference check company of said prospective landlord) with respect to the residency including, but limited to, duration of term, rent amounts, payment history, apartment condition upon departure, and compliance issues with the Tenancy Agreement and/or other Landlord policies.
- 34. If the Premises are rented to two or more individuals, each of the individuals will be jointly and severally liable for the entire rent due and the performance of the terms and conditions of the Tenancy Agreement and Handbook. A judgment entered against one Resident will be no bar to an action against the other Resident(s). Each individual Resident understands and acknowledges that there are joint and several responsibilities with respect to the Premises and, accordingly, must exercise responsibility to see that the Premises is maintained in good order and repair and that the rental account is kept current.
- 35. The Tenancy Agreement and this Handbook may not be modified or amended except in writing and signed by all parties.
- 36. The Tenancy Agreement and this Handbook together constitute the final and entire agreement between the parties and no promises or representations, other than those contained in both documents and those implied by law, have been made. Neither you nor us will be bound by any terms, conditions, statements, warranties or representations, oral or written, not contained in the Tenancy Agreement or Handbook unless made in writing and signed by both parties, as aforementioned.
- 37. In the event any provision of the Tenancy Agreement or Handbook will be held invalid, such provisions will be deemed severable and the remaining provisions will remain in full force and effect.
- 38. A waiver of a default defined in the Tenancy Agreement or Handbook will not be deemed a waiver of the Tenancy Agreement or Handbook terms and conditions or any subsequent default. Acquiescence in a default will not operate as a waiver of such default, even though such acquiescence continues for an extended period of time.
- 39. The rights and remedies contained and conveyed by the Tenancy Agreement and this Handbook are cumulative, and are not exclusive of other rights, remedies and benefits allowed by law.
- 40. In addition to the Act, the Resident will comply with all health, fire and other regulations and requirements of competent authorities. The Resident will not do anything to create or allow a health, fire or other hazard to exist.
- 41. The Landlord and Resident will comply with all obligations imposed on them by the Act, including all amendments thereto and regulations
- 42. Time is of the essence in all matters with respect to this Tenancy Agreement and Handbook.

Resident acknowledges they have received a copy of this Avenue Living Resident Handbook from the Landlord and have had the opportunity to review same. The Resident further acknowledges that the terms and conditions contained within this Handbook are incorporated and forms a part of the Tenancy Agreement as between the Resident and the Landlord dated the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**Signed by the Resident:**

\_\_\_\_\_  
NAME

\_\_\_\_\_  
NAME

\_\_\_\_\_  
NAME

\_\_\_\_\_  
NAME

\_\_\_\_\_  
NAME

\_\_\_\_\_  
NAME

*We're here for you!*

Our Customer Experience Representatives are available 7 days a week to assist you with questions or concerns.

**Customer Experience Centre**

**Toll Free:** 1.855.247.1492

**Email:** [experience@avenueliving.ca](mailto:experience@avenueliving.ca)

**Monday - Friday:** 8:00 a.m. - 9:00 p.m.

**Weekends and Holidays:** 9:00 a.m. - 5:30 p.m.

**FOR ANY CONCERNS REGARDING YOUR PERSONAL SAFETY OR SECURITY, PLEASE DIAL 911**





**Avenue Living**

**AVENUELIVING.CA**

