



# Kay Four Quarterly

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## Where There's a Will...

A Will is an important element in helping others upon our demise. It ensures that our wishes for our estate are respected and helps to eliminate disputes.

We have dealt with the deaths of people of varying ages. When there was a Will, the family worked smoothly with our managers in the transition. With no Will or clear executor named, our managers ended up dealing with provincial authorities to decide who gets the keys to the suite.



We have experienced several situations where the Public Trustee and/or Medical Examiner try to deal with funeral arrangements and possessions. The trustee bills the estate for making decisions based on their rules since they have no guidance from the deceased. Often landlords get tasked with cleaning out the suite; under provincial law we must send possessions to auction or to used furniture or clothing stores. We have had other cases where numerous family members are asking us to change locks and give only them the keys; we can only deal with the properly appointed executor, so we can not get involved in these disputes. In those cases lawyers often bill the family for sorting out the matter.

What will happen when your time comes? Will your family respect your wishes? How do they know your wishes? Will there be family fights which will increase stress at that time? Will the Province take over and bill the estate for making decisions based solely on legislation, not on what is important to you? And in the very worst case, who will decide what happens if you are a parent of young children and have not designated someone to care for them? A Will designating an executor for your estate can eliminate all of this by making your wishes known and enable a cost efficient finalization of your affairs.

It is each person's decision as to how they would like to leave their legacy. A properly written Will can go far in ensuring that people or charities will receive what you want. It can reduce legal battles and family squabbles. When preparing a Will you may also wish to speak to your lawyer about a Power of Attorney and a Medical Directive. These provide guidance to family and health care providers when you are unable to deal with your own affairs.

We wish you all the best of health and long life; we hope you and your loved ones plan for the future.

## Spring Hints

- ◆ Be sure to wipe off your shoes before you enter the building. Your caretaker works very hard to keep the halls clean. One extra wipe by each tenant can save hours of cleaning.
- ◆ Air conditioners are designed to operate above 20 degrees centigrade (70 fahrenheit). Turning them on when it is below 15 degrees can damage their motors and compressors.
- ◆ Please remember to report maintenance requirements to our office quickly, preferably in writing. Quite often a quick repair today can eliminate the need for a larger repair in the future. You may be held responsible for future repairs if you do not report problems on a timely basis.
- ◆ Please leave the laundry room clean after you use it. Please remove your lint from the dryer. Boxes and bottles should be placed in the recycling bin, not left in the laundry room.
- ◆ Do not place rubber backed carpets on vinyl or tiled flooring as the rubber prevents normal air circulations and causes the floors to become discoloured below the mat.

## Carpet Cleaning Offer

Once again, Kay Four Properties has arranged for our selected carpet cleaning contractor to provide cleaning at a preferred rate. Unfortunately, even our preferred rate has increased. Our contractor indicates this is due to rising fuel and chemical prices. The cost of this service including GST is:

\$75.00 - 1 Bedroom suite    \$85.00 - 2 Bedroom suite

These prices are much lower than market carpet cleaning charges.

Please sign up with your caretaker by May 20, 2011. We will book the cleanings for June, 2011. In the past, some tenants cancelled or rescheduled their bookings. We are billed by the contractor for loss of revenue when this happens. As such, we will require payment in advance of the cleaning and will not issue refunds on cancellations.

Remember that the Residential Tenancies Act states the tenant is responsible for keeping their suite, including all carpets, clean.

