



Kay Four Quarterly

A Quarterly Newsletter Published by Kay Four Properties Inc.

Fall 2017

Mini Bins

Recycle Everywhere and Kay Four Properties supply miniature recycling bins to our apartment buildings. These space saving bins are designed to fit in small spaces, such as under a kitchen sink, and allows for the temporary storage of recyclable materials until they are moved to a larger communal bin outdoors for pickup. We have distributed a number of these bins to our tenants but we understand that tenants who have recently moved into one of our buildings may not have one. If you would like a mini bin, please ask your resident manager so we may have more bins delivered to your building for your use.



Frozen Windows and Patio Doors

Condensation and ice build up on patio doors and windows often occurs in cold weather. Aside from ice blocking sunlight and the view, it can also cause physical damage to the window and window tracks. The best way to minimize this problem is by keeping the humidity level in your suite as low as possible. This can be done by:

- Turning on fans to move the air in your suite
- Keeping drapes and blinds open during the day to prevent moisture from getting trapped behind them on the window and windowsill
- Opening the window approximately one inch for a few minutes each day
- Wiping any accumulated condensation on the window and frame will help reduce mildew build-up
- Run your washroom and kitchen fans for at least 30 minutes after cooking or bathing
- Running a dehumidifier in your suite

The humidity and resulting build up of condensation on your windows can cause water damage in your suite and to the tenant below you. Please check your windows for condensation daily and take the steps above to prevent it from happening.

Did you know...

The Arctic tern may have the longest migration in the animal kingdom. Scientists tracked one of these tiny birds as it made its way from their summer breeding grounds in Farne Islands, UK to the Antarctic coast and back again. This meandering trip covered a total of 96,000 km—that's more than twice the circumference of the planet!

Reporting Maintenance Issues

Recently, a tenant in one of our buildings called a city by-law officer to report a spot of mildew in their suite. They chose to call this by-law officer instead of reporting it directly to our office, and admitted to the officer that they had not reported it to us.

Ultimately, this tenant was found to have caused the mildew spot by keeping their suite excessively warm and humid, and neglecting to maintain adequate cleanliness. The by-law officer had no choice but to issue a repair order to Kay Four Properties based on the mildew he saw, but because the problem was caused by the tenant, they were financially responsible for the cost of the repair.

It is extremely important to report any repairs that need to be done to your resident manager or directly to our office as soon as they are noticed. Small problems can become big problems very quickly. In many cases, a tenant is inadvertently causing a problem to occur and if it not reported, we cannot offer guidance to correct the issue (such as reducing heat and humidity to eliminate mildew growth). In extreme cases, reporting a problem to a by-law officer will result in a repair, but can also result in a bill for that repair being issued to the tenant for causing the problem in the first place.



Manitoba Hydro Rate Increases

As you may be aware, the Public Utilities Board has awarded Manitoba Hydro an interim rate increase of 3.36% effective August 1, 2017. Hydro had announced that they intend to raise rates by nearly 8% for five years, which means a potential cumulative 46.25% rate increase between 2016 and 2021. The Public Utilities Board will begin holding hearings for the general rate application in December.

Should these rate increases be permitted, every consumer in Manitoba will be negatively affected. A steep rate hike will increase operating costs for all businesses who will have no choice but to pass this extra expense along to their customers. Between high taxes and a tremendous surge in electricity prices, Manitoba may start to be seen as a generally less attractive place to do business.

Tenants who have electricity included in their rent will face higher rent increases to recoup these surging electricity costs. Tenants who pay electricity separately will see a much larger portion of their monthly budget going to their hydro bill.

We encourage our tenants to go before the Public Utilities Board and formally complain. 46.25% is a tremendous rate increase to absorb in only five years from both a business and personal perspective.

More Winners

We have purchased 2017/18 Show & Save Book of Savings in support of a local community organization. The following tenants are the lucky winners of these books.

K. Lavallee & M. Brisson and K. Benjamin
R. Jandu & M. Channi and P. Ranouta
A. Prokhorova & E. Abba and A. Abba
A. Dyck & S. Armstrong
J & K Moroz & J. Moroz
V. Basco
J. Graf & R. Gravito

X. Oze
E & P Kennedy
J. Woytyshyn
J & M Lijauco
R & S Stenabaugh
J. Mackenzie
C. Froese

J & M Aman and J. Aman
R & C Bariso and L. Bariso
D. Cotter & R. McIntyre
D. Fritschij and C. Leite
N. L'Heureux
D. Mattice