TODAY LIVING GROUP

PROFESSIONAL MANAGEMENT SOLUTIONS FOR THE CONDOMINIUM INVESTOR

# UNFURNISHED LEASING & PROPERTY MANAGEMENT

*Your Investment. Our Expertise. Complete Peace of Mind.*

**Owning an investment condominium can be rewarding, but managing tenants, rental payments and property maintenance takes time.**

Today Living Group (TLG) provides **full-service leasing and property management** designed specifically for condominium owners. With **over two decades of experience**, we take care of the day-to-day details so you can focus on your investment.



## THE TLG ADVANTAGE

### QUALIFIED TENANT PLACEMENT

Professional advertising and marketing to attract prospective tenants.

Comprehensive screening, including Equifax credit checks, fraud and bankruptcy screening, employment and previous landlord references.

Preparation of comprehensive tenancy agreements.

### COMPLETE PROPERTY MANAGEMENT

Digital move-in and move-out inspections with photographs and written tenant acknowledgement.

Monthly rent collection, monitoring and electronic deposits to your account, with detailed monthly and year-to-date statements.

Annual rent increase notifications and assistance with tenancy-related matters.

### MAINTENANCE & 24-HOUR SUPPORT

Coordination of routine repairs and property maintenance, with owner communication regarding required work and costs.

24-hour emergency response for urgent situations such as flooding, water damage or other emergencies.

### BETWEEN-TENANCY SERVICES

Coordination of suite cleaning, painting and necessary repairs to prepare for the next tenant.

Ongoing marketing and tenant placement to help minimize vacancy periods.

### ADDITIONAL OWNER SERVICES

Assistance with Tarion warranty and PDI requirements for newly purchased condominiums, including applicable 30-day and one-year submissions.

Optional group insurance program, subject to eligibility and availability, and non-resident tax remittance assistance for qualifying owners.

## WHY CHOOSE TODAY LIVING GROUP?

*Our experienced team understands the importance of protecting your investment, securing qualified tenants and maintaining consistent rental income. From initial tenant placement through the ongoing tenancy, you can count on professional, personalized service every step of the way.*

CHPA® ACCREDITED COMPANY

**LET US TAKE THE WORRY OUT OF MANAGING YOUR INVESTMENT.**

## CONTACT US TO ARRANGE A COMPLIMENTARY SUITE CONSULTATION

We would be pleased to review your property, discuss current market rental values and explain how our management program can work for you.

*Proudly serving Toronto and the GTA, including Mississauga, Thornhill, Markham, Scarborough, Etobicoke, Burlington and Barrie.*

**TODAY LIVING GROUP INC.**
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