



Kay Four Quarterly

A Quarterly Newsletter Published by Kay Four Properties Inc.

Winter 2018

Building and Locker Security

Due to several recent events, tenants are highly encouraged to refrain from holding the building entrance doors open, even for people they believe to be current tenants. All tenants must use their keys to gain access to the building.

Further, please check your storage lockers on a weekly basis. If you do not currently have a comprehensive insurance policy, please buy one that covers the contents of your suite and locker in case of damage or theft. All tenants are encouraged to abide by these requests to ensure the safety and security of all those who live in your building.

Rent Receipts

You will be receiving your 2017 rent receipt with your copy of the Kay Four Quarterly. Please keep it in a safe location as you may be asked for it by the Canada Revenue Agency or your tax preparer. Should you misplace your receipt, reprints are available from our office at a cost of \$20.00 each.

The Manitoba Education Property Tax Credit provides a maximum credit of \$700 on your income tax return, which is reached after \$4,750.00 in rent has been paid. No additional credit is received from amounts paid over \$4,750.00.

As only one credit can be claimed per address, our office is unable to issue multiple receipts in different names, or split the amount of rent paid.



Offensive Odours

We have been receiving complaints about offensive odours entering the hallways and other suites. These odours have been described as cooking food, cigarette and cigar smoke, and unidentified foul odours. In many cases, tenants who are generating these odours are leaving their suite doors open in order to remove the smell from their suite. Doing so is illegal, contravenes your lease, and is inconsiderate to your neighbours.

According to the Manitoba Fire Code, all suite entrance doors are deemed fire doors and must remain closed at all times unless someone is actively walking through them. Odours and smoke escaping from suites disturbs other tenants and has in the past set off building fire alarms. All tenants have an obligation under clause 10 of their lease and section 73 of the Residential Tenancies Act to not disturb other tenants. Smoke from a suite that sets off a fire alarm and causes the fire department to attend the building can result in the tenants of that suite being charged with public nuisance. Further, smoke and food odours can trigger a severe allergic response in someone walking through the hall or even to someone in a neighbouring suite.

All tenants have an obligation to ensure that whatever odours or smoke created in their suite does not enter other suites or common areas of building. This can be achieved by keeping a window open, a fan running and using a towel at the bottom of your suite door to stop air from flowing from your suite into the hallway. You can also ask us to get our maintenance staff to put weather strips along your door frame. Tenants who are found to be venting odours and smoke into hallways and other common areas may be subject to termination of tenancy.

360 Hair & Nails

We have a new tenant at McGregor Mall, at 1031 McGregor St. 360 Hair & Nails is offering our tenants \$10 off on your first hair cut. Just bring this Kay Four Quarterly in with you for your discount. They have a wonderful staff that can style either men's or women's hair, perform sugaring and waxing and achieve magic with your fingernails. Give them a try; you'll be happy with the results.

Tenant Referral Bonus

We currently have suites available in West Kildonan and Transcona, and we're offering you a reward for referring your friends and family to live in one of our properties. Just have your friend or family member write your name, address and phone number in the "Comments section" on page 2 of their application form and that you referred them. Once they move into their own suite, on a one year lease, we will give you a cash reward of \$100.

Your odds of winning our cash rewards are much, much better than winning Lotto 649. You don't have to buy a ticket and all you have to do is live with us and have a friend or family member move into their own suite.

We are also offering move-in bonuses on select suites in some of our buildings for new tenants. Please call the Kay Four Properties office at (204) 339-0461 for more information on available bonuses.

Lucky Winners

We purchased tickets to Manitoba Moose games in support of local community hockey. The following tenants are lucky winners of sets of tickets to games this season:

A. Fellizar, R.Fellizar, A.Fellizar & M. Tiamsic
A.Kifita, T.Kifita & G. Kifita & N. Tuban
T. Moulin B. Remillard T. Wilson
K. Mymryk & T.Williams
J. Mallorca & W. Mallorca
S. Larson & D. Wintink
C. Molina & V. Molina
K. Brar & J. Brar
E. Aquino & S. Monzon
C.Ocampo & K.Ocampo
H.Masson & S.Masson
Mr. & Mrs. N. Hallson
K. Buchszreiber
I.Laricheva
M. Jesmer & T.Jesmer & J.Peltier
E. Miller S. Abazi D. Derry



Recycling Bins

Waste Connections of Canada recently advised us that a large amount of contaminants found in your recycling bins. When non-recyclable items are placed in recycling bins, the cost to sort and process the items increases greatly. In many cases, the entire contents of the bin must be sent to the landfill, for which Waste Connections incurs a charge. Every time this happens, the cost is passed back to the customer and contributes to higher rent increases.

They provided us with the following list of some items that cannot be placed in a recycling bin:

- Aluminum foil, foil pie plates or foil food containers
- Car seats
- Coffee pods (single-serve)
- Construction and renovation materials (e.g., wood, hardware, stone, plumbing)
- Disposable coffee cups
- Dishes, ceramics or crystal
- Food, drink and other pouch packaging
- Foam packaging of any kind (Styrofoam)
- Food waste
- Paper towels, tissues or napkins
- Plastic cutlery
- Plastic furniture
- Steel pots and pans or other scrap metals
- Textiles
- Toys
- VHS tapes, CD's or cassette tapes
- Wax or foil coated paper
- Window glass, mirrors or broken glass
- Wrapping paper with foil
- Yard Waste

Often, our resident managers find recyclables in plastic bags, such as those you would get from a grocery store. Plastic bags are not permitted in recycling bins. Recyclable items must be placed in the bin un-bagged. Recycle Everywhere and Kay Four Properties supply miniature space saving recycling bins to our tenants to serve as temporary storage for recyclable items until they can be moved to the larger bin outside. If you do not currently have a bin, please ask your resident manager for one.

Did you know...

Bees are capable of displaying amazingly complex cognitive behaviours. Various scientific studies have shown that bees are able to count up to 4, navigate complex and hazardous environments, display positive emotions, and learn new skills simply by watching other bees perform them. These behaviours are especially impressive when you consider that their brains are only about the size of a sesame seed, proving that certain cognitive behaviours are not dependant on brain size.

