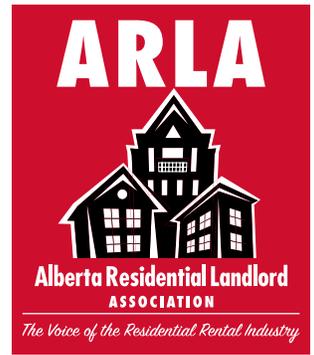


RENTAL GAZETTE

THE VOICE OF THE RESIDENTIAL RENTAL INDUSTRY



ISSUE 4
VOLUME 28
WINTER 2023

With Warm Appreciation, We Wish You a Merry Christmas and a Happy New Year!



“Just because you can’t see something doesn’t mean it doesn’t exist.”
—THE SANTA CLAUSE (1994)

Happy Holidays from the ARLA Staff, Donna, Brittany, Kelsy and the ARLA Board of Directors!

CONTACT ARLA

208, 10544-106 St. Edm, AB T5H 2X6
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The opinions expressed in any article in The Rental Gazette are those of the author of that article and not necessarily those of the Alberta Residential Landlord Association.

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Q3’23 DATA ON ALBERTA’S RENTAL MARKET PERFORMANCE

BY PETER ALTOBELLI, VP & GM, YARDI CANADA LTD.

According to Yardi’s most recent multifamily report, Alberta is adapting to the expanding requirements of the rental market. The quarterly report showcases several fundamental metrics that were measured in this market analysis, including in-place rents, lease-over-lease rent growth, and vacancy and turnover rates. Yardi’s recent findings suggest that Alberta’s rental market is performing well. Here is a summary of the report.

Alberta’s Employment Increases in Core Markets

The Government of Canada reports that almost 100,000 jobs were added between January and November of this year, while the unemployment rate rose to a record high of 5.9%. The industries that saw the most gains were construction, healthcare, forestry, fishing, mining, quarrying, oil and gas. Despite the fall in employment, total hours worked saw a jump when compared year over year, as per the Government of Alberta.

Alberta Recorded the Largest Population Growth in Q3 2023

The province’s population has exceeded 4.5 million, up 4.1% year-over-year, as per the government of Alberta. Within this time the province recorded the highest third-quarter growth rate among all provinces, with almost 36,000 coming from international net migration.

Voracious Demand for Housing Continues

The national housing agency, Canada Mortgage Housing Corporation (CMHC), continues to up its forecast for the amount of housing units needed to meet demand in coming years. The CMHC reported that Canada needs at least 22 million housing units by 2030, 5.5 million more than exist today, to restore affordability to 2004 levels. Yet at current production levels the country is on track to add only about 2 million homes by 2030, which means there is a 3.5-million-unit shortfall that needs to be filled.

Plans to encourage development include subsidies to incentivize projects and speeding up the entitlement process. In September 2023, the federal government has eliminated the 5% goods and services tax (GST) on new purpose-built

CONTINUED PAGE 2



FEATURE ARTICLE: CONTINUED FROM COVER

BY PETER ALTOBELLI, YARDI CANADA LTD.

rental housing, incentivizing the completion of thousands of units.

In-place Rent Growth Continues to Escalate

Alberta had the highest rent gains among the provinces, up 3.1% in Q3 2023 and 9.0% year-over-year. Calgary led CMAs with a growth of 3.7% in the third quarter and 12.6% year-over-year. Edmonton also had a surge of 2.5% in the third quarter and 6.2% year-over-year. Average Calgary rents increased by \$51 in the third quarter and \$161 year-over-year to \$1,438. Average Edmonton rents lifted by \$33 in the third quarter and \$83 year-over-year amounting to \$1,336.

Lease-over-Lease Rate Growth Increased by 2.6% Quarter-over-Quarter

Alberta's lease-over-lease rents—which represent new leases on units that are re-leased after

becoming vacant—increased by 13.1% year-over-year in Q3 2023. New leases are a good measure of supply-demand fundamentals since they are not subject to rent control. Among the provinces, Alberta (12.6% in Q3 2023 from 6.6% in Q3 2022), Saskatchewan (9.1% from 4.2%) and Nova Scotia (16.4% from 12.2%) recorded large year-over-year increases.

In regard to CMA performance, London led with a 21.4% increase for a 1-bedroom unit, while Calgary (19.1%) and Winnipeg (16.6%) also saw outside gains.

Vacancy Rates Decline While Annual Turnover Rates Become Steady

With housing in scarce supply, vacancy rates are stabilizing across the country. In Q3 2023, Calgary was one of four CMAs with vacancy rates below 2%. Annual turnover percentages have been high, with Saskatoon seeing the highest at 43.8%, followed by Calgary at 35% and Edmonton at 37.8%.

Providing Transparency for the Real Estate Industry

Yardi will continue tracking and reporting on the multifamily industry's performance in Alberta and across Canada. Compiling and expanding our sample set benefits the entire real estate industry and it is our mission to provide an accurate representation of the markets. Yardi strives to capture and analyze reliable data and insights and will continue to dive deeper into their performance in the real estate market in future reports.

To download the full report, visit www.yardi.com/cndmultifamilyreport

Peter Altobelli is Vice President of Sales and General Manager for Yardi Canada Ltd. Yardi develops industry-leading property and investment management software for all real estate asset classes. Peter has worked in the technology industry for more than 30 years and began collaborating with Yardi to establish a footprint in Canada in 1998.



PRESIDENT'S MESSAGE WINTER 2023

BY KATE BRISSON, ARLA PRESIDENT 2023

Welcome Everyone to the 2023 Winter Rental Gazette!

I would first like to thank you for allowing me to serve as your Alberta Residential Landlord Association President in 2023.

In 2023, ARLA worked at maintaining relationships with members and bringing many new members into the Association. Your support of the association is appreciated!

We are proud to be a nonprofit organization representing Landlords in Alberta and its preferred Service Members. We do have to thank our Executive Director, Donna Monkhouse, the Executive Assistant, Brittany Doro and the Administrative Assistant Kelsy Demeria for their dedication and efforts in keeping the association in excellent shape and its members well informed. It has been a pleasure to work alongside these very talented and knowledgeable individuals.

I would also like to thank the Board of Directors for their time and efforts during 2023. A

reminder that all the Board members are volunteers and sometimes voluntold and we appreciate the time they give to the association.

And last but not least, THANK YOU to ALL of our members for their support in 2023 and we look forward to your support in 2024.

I wish you the best as we move into 2024 and look forward to seeing everyone at the events.

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EDITOR'S MESSAGE WINTER 2023

BY RAPHAEL YAU, CHAIR RENTAL GAZETTE

Market Update Winter 2023

As we approach the Holiday Season, it is crucial for landlords

in Edmonton to ensure that their buildings are adequately prepared for the upcoming winter. Taking proactive measures to inspect boilers, furnaces, and building envelopes is essential, considering the specific challenges posed by winters in Edmonton. The recently unveiled 2023-24 winter forecast for Alberta presents an interesting outlook, indicating a mild winter ahead. The Weather Network's winter season outlook for Canada suggests above-seasonal temperatures not only in the early part of winter but also persisting through the mid and late portions of the season.

Our heartfelt appreciation goes out to everyone who contributed to the success of our sold-out AGM Christmas Luncheon. With over 200 attendees, the event provided an enjoyable afternoon filled with delectable food, refreshing cocktails, and engaging entertainment. It also served as an opportunity to acquaint ourselves with the newly elected board members, contributing to the overall positive experience for all participants.

Turning our attention to the real estate landscape, the multifamily starts in Edmonton for October 2023, encompassing semi-detached, row houses, and apartment-style developments, totaling 435. This reflects a significant decrease of 72% from the corresponding period last year when the figure stood at 1,529. Examining the broader picture, the year-over-year total housing starts for Alberta reached 10,078, signaling a 23% decline from the 13,109 recorded in the previous year.

Shifting focus to economic indicators, Albertans experienced a 2.1% increase in the Consumer Price Index for October 2023

compared to the same month in the previous year. Nationally, the average CPI rose by 3.1% during the same period. On the employment front, the unemployment rate in Edmonton was 6.2% as of November 2023, a marginal increase of 0.2% from the previous month. Despite this uptick, the rate remains 9.4% below the peak observed in June 2020 and sits below the long-run average. However, there were 1,700 fewer full-time jobs in November 2023 compared to the preceding month.

Looking ahead to the real estate market in 2024, we anticipate a relatively stagnant pricing trend for multi-family properties, with a potential for a slight decrease if rents do not keep pace with inflationary pressures. Projections suggest capitalization rates hovering around 5.75%. Despite the potential decrease, demand-driven factors such as declining vacancy rates and rising rents may counterbalance increases in debt servicing and operational costs for rental properties. Notably, certain assets in prime locations and of superior quality are expected to command a premium as demand continues to rise. Landlords are closely monitoring expenses, with a keen eye on insurance costs, property taxes, and utility expenses that continue to impact the bottom line. Financing costs are also under scrutiny, as although rate increases have stabilized, they remain comparatively high. While progress has been made in reducing wait times for title transfers by Land Titles, approval times, particularly with CMHC financing, continue to be a factor, taking longer than in previous years.

Sincerely,
Raphael M.H. Yau, B.A. (Econ)
Multi-family & Investment Sales
Cushman & Wakefield Edmonton

Source: Cushman & Wakefield Edmonton Research, Alberta Government, CMHC, The City of Edmonton, The Weather Network

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ARLA

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Past President: Christopher Batdorf

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2nd Vice President: Marisa Redmond

Secretary / Treasurer: Raphael Yau

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Constitutional:

Bethany Fredeen & Paul Jones

Education & Conference:

Marisa Redmond / Bernard Streeper

Government Liaison: Heidi Besuijen

Membership & Benefits:

Sabrina Wilson & Dan Posa

Rental Gazette Newsletter:

Raphael Yau & Christopher Batdorf

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Carolyn Flexhaug, Kate Brisson & Roxanne Johnson

Public Affairs & Social Media:

Razvan Costin

Ethics: Kate Brisson & Roxanne Johnson

Audit: Bethany Fredeen,

Carolyn Flexhaug & Roxanne Johnson

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EXECUTIVE DIRECTOR REPORT WINTER 2023

BY DONNA MONKHOUSE, ARLA EXECUTIVE DIRECTOR

Membership Renewal Time

It's time to renew your ARLA Membership for 2024 and we appreciate your support! We have recently sent out all the invoices along with a recap of 2023. If you have any questions regarding the 2024 membership renewal, please contact the ARLA office (780-413-9773) and we will be happy to assist you in this process. We sincerely wish to thank you for your continued support and look forward to addressing any challenges that may come our way in 2024.

2023 was a busy year for ARLA as membership continued to grow and we strive to deliver the most value for your dollar. We are proud of the work we have done, and we hope you continue to see the need to belong to an organization that advocates for your needs, provides training, information, and fun networking opportunities.

The dates for our Trade Show & Awards Luncheon/BBQ/Golf and AGM are highlighted in this issue of the Rental Gazette. Mark your calendars so you don't miss out. Seminars/Webinars and Luncheons will remain, and we hope that there is something of interest for everyone.

Annual AGM & Board Election Results

ARLA's Annual General Meeting was held on November 24, 2023 at the Chateau Louis Conference Centre.

Thank you to those that attended this year for your support!

We would acknowledge the retirement of Sabrina Wilson from the ARLA Board of Directors. We thank her for her commitment. We are pleased to announce the new Board of Directors for 2024 and look forward to working with everyone:

- **Roxanne Johnson**, McLeod Realty President & Co-Chair Ethics
- **Christopher Batdorf**, Right at Home Housing - 1st Vice President & Co-Chair: Rental Gazette
- **Razvan Costin**, Boardwalk 2nd Vice President & Chair: Public Affairs & Social Media
- **Raphael Yau**, Cushman & Wakefield Secretary/Treasurer & Chair: Rental Gazette
- **Kate Brisson**, Inland Property Management Past President & Chair: Ethics, Co-Chair Program & Social
- **Bernard Streeper**, Avenue Living Co-Chair: Membership & Benefits
- **Marisa Redmond**, E4C Chair: Education & Conference
- **Carolyn Flexhaug**, Cornerstone Mgmt. Chair: Program & Social & Co-Chair: Audit
- **Bethany Fredeen**, Deveraux Chair: Constitutional & Chair: Audit
- **Dan Posa**, Coinamatic

Chair: Membership & Benefits

- **Heidi Besuijen**, RMRF Chair: Government Liaison
- **Paul Jones**, Ayre & Oxford Co-Chair: Constitutional & Co-Chair Audit
- **Lynsey Masson**, Leston Holdings Co-Chair: Education & Conference

We also added some of the membership to our committees. This will give us more involvement from our membership and with that more ideas and ways to do things. We look forward to working with the following on our committees and thank them.

Social & Programming/Education & Conference: Matt Rude (BFL), Ashley Connors (Skyline), Laurie Peters (Revolution), Keith Day (GEF)

Membership & Benefits: Ryan Bubenko (Paul Davis), Gary Smith (CVG)

Ethics Committee: Ashley Connors (Skyline), Matt Rude (BFL), Laurie Peters (Revolution)



CONTINUED PAGE 5



2024 Board of Directors from L to R - Marisa Redmond, Razvan Costin, Raphael Yau, Carolyn Flexhaug, Roxanne Johnson, Lynsey Masson, Brittany Dorado (ARLA), Bethany Fredeen, Donna Monkhouse (ARLA), Heidi Besuijen, Christopher Batdorf, Kelsy Demeria (ARLA). Missing - Bernard Streeper, Paul Jones, Dan Posa, Kate Brisson

DIRECTOR'S REPORT: CONTINUED

Thank you to those who joined us at our last event of the year - **Jingle & Mingle** held on December 7, 2023 at the Cabin Pub & Party!



What Else is Happening at ARLA's Office?

- We are keeping apprised of the City of Edmonton Council issues and the Alberta Government to ensure we are on top of anything that will affect our membership.
- We attend and represent ARLA members at ARTAC and Safety Codes Council

- We are working on a Revenue/Expense Chart for a period of time and will bring this to the membership as well as use it for advocating should the need arise.
- We are always looking for ways we can assist the members and be heard to improve the Residential Rental Industry. If you have any issues or concerns, please let us know and we will do our best to make sure we are heard.
- We continued to bring in new members to benefit everyone - please make sure you look at all our Service members on our website! Referrals are always welcome!
- We continue to update our membership on issues with the City of Edmonton, Alberta Government and Market Updates via Broadcasts monthly.

And That's a Wrap for 2023 (It went by so fast!)

I would personally like to thank the Board of Directors for a great 2023.

My thanks to Brittany Dorado & Kelsy Demeria who worked beside me to provide quality service to our members and partners in the industry.

I wish you all a very Merry Christmas and prosperous New Year!



AGM & CHRISTMAS LUNCHEON HIGHLIGHTS

ARLA members got together on November 24, 2023 at the Chateau Louis Conference Centre for the AGM and some Holiday Cheer. The room was filled with over 200 members. There was fun, drinks, food, entertainment and lots of prizes that were enjoyed by everyone.



The photo booth was a lot of fun as well and here are some highlights from those photos. You can find all of these on our Facebook page and our Website under Events!



AGM & CHRISTMAS LUNCHEON HIGHLIGHTS

Lots of prizes were given away too!
Thank you to everyone who joined us for the event - we hope you had a nice time!



WE WOULD LIKE TO THANK ALL OUR SPONSORS FOR THEIR GENEROSITY FOR THIS SPECIAL EVENT!

AGM & Christmas Luncheon



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IS YOUR RENTAL PROPERTY BEING USED AS A SHORT-TERM RENTAL WITHOUT YOUR KNOWLEDGE?

BY ROBERTA BLAGEN, GENERAL MANAGER, STRATHEARN HEIGHTS LTD.

In today's very tough housing market, most applicants are simply looking for a safe, comfortable, and affordable place to call home. But did you know that there are those who are looking to use your space for their own profit? As people look for any way possible to make ends meet, another aspect of the affordability crisis seems to have arisen, and the result is the defrauding of some Alberta landlords; in 18 years of property management, this is a first for me.

While conducting a recent round of suite inspections in our buildings, we entered a premises that had been leased just a few months prior. What we found other than a key lock box on the front door was a very clean, very tidy, quite sparsely furnished apartment with no clothing, no food in the fridge, and a list of "Checkout Requirements" on the wall.

A quick Google search of the address showed that our suite was being advertised

and rented out as a short-term rental situation on several lodging websites. The photos of our suite were there, along with a whole set of offerings, some of which are direct breaches of our policies and lease (allowing pets, for example).

When confronted, the tenant denied it completely however within 20 minutes, the online availability of the suite went offline on that site, the reservation option was disabled, and she changed the photos on the ad. Very concerning is that the new photos that were posted looked to be that of a recently renovated basement suite. Our assumption is that she had rented several suites throughout the city and that other landlords are being defrauded by the same method.

Our efforts to locate the "owner" of the ad through the main website to follow any other listings were fruitless as it is set up much more like a hotel reservation system and you



cannot connect with the person who sent in the property listing to the website.

The tenant was evicted and left without question or resistance.

No damage was done, and thankfully no extra costs incurred for turnover in this case, however it could have ended much differently. Check on your suites; Google your address. In most cases all will be well, but these days, you just can't be too diligent in monitoring your property. Be well friends and stay safe.



SAVE THE DATE!

Landlord Resource Trade Show & ARLA Achievement Awards Luncheon

Landlord Resource Trade Show
9:00 am - 3:00 pm
St. Michael Room

ARLA Achievement Awards Luncheon
11:30 am - 2:00 pm
Grand Ballroom (members only)

Chateau Louis Conference Centre
11470-117 Street

May 9, 2024

Learn from Industry Experts, Celebrate Successes, and Explore Service Member Offerings at ARLA's Landlord Resource Trade Show

Upcoming Events

JAN 17 Breakfast Meeting	JAN 25 Educational Webinar	FEB 09 RTA Fundamentals Workshop
FEB 14 Morning Presentation & General Meeting Luncheon	FEB 22 Educational Webinar	MARCH 08 Educational Webinar
MARCH 20 Residential Tenancy Fundamentals Educational Seminar	MARCH 26 Educational Webinar	APRIL 12 RTA Fundamentals Workshop

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ARLA

Alberta Residential Landlord ASSOCIATION

The Voice of the Residential Rental Industry

ALBERTA RESIDENTIAL LANDLORD ASSOCIATION MISSION, VISION AND VALUE STATEMENT 2023

OUR MISSION

To represent member interests and provide education for the betterment of the Residential Rental Industry.

OUR VISION

To be the collective voice of the Residential Rental Community for our members.

OUR VALUES

To promote the positive contributions of our Association and be the go-to for every Landlord and Service Provider.

WHO WE ARE

The Alberta Residential Landlord Association (ARLA) founded in 1994, is a membership based, not for profit Association, that is dedicated to strengthening the Residential Rental Industry by educating, uniting and advocating for professional members and preferred service members. ARLA represents approximately 95,000 + primary and secondary units in Edmonton and surrounding areas. Together our members employ thousands of people and spend in excess of \$230 million annually on the operational side. Our Association is governed by a Board of Directors and committed staff members who together provide a united voice for the rental housing community in Edmonton and across Alberta.

ARLA offers tremendous benefits and ensures its members are well informed with respect to government legislation, market trends, education and networking opportunities. We have an array of professional landlord forms and notices available for purchase, to help streamline and standardize rental housing business practices for all landlords in Alberta.

The Voice of the Residential Rental Industry



ELECTRONIC SIGNATURES AND DIGITAL LEASES

BY JUDY FENG, STAFF LAWYER, CPLEA

This article was first published in LawNow (www.lawnow.org) on November 3, 2023.

What happens when you electronically sign a document like a digital residential lease? Is it legally binding like a physical, hardcopy document? A helpful starting point is to look at leases as more than a physical, hardcopy document.

Contract Basics

A lease is a contract between a landlord and tenant that contains legally binding promises they make to each other. When we go back to contract law basics, there are key elements that make a contract legally binding. For example, an offer and acceptance (“meeting of the minds”) and certainty of terms. The test for whether a contract exists is whether an objective, reasonable bystander would say the parties entered into a contract.

What the Legislation Says

The Residential Tenancies Act is not that helpful when it comes to electronically signed residential leases. But there is other legislation and caselaw to help us think it through. In Alberta, the Electronics Transactions Act allows for electronic documents and signatures. However, the Act does not apply to certain documents such as wills, trusts, enduring powers of attorney, personal directives, and guarantees (to name a few). Notice how leases or services and goods contracts are not one of those documents?

The Electronic Transaction Act also covers forming contracts electronically. Unless the parties agree otherwise, they can contract through electronic information or documents. Or they can make a contract by doing something that results in electronic communication. For example, this includes touching or clicking a computer icon or other place on a computer screen. So, electronically signing a document or clicking an “acceptance” button can all mean agreeing to a contract.

What the Case Law Says

The courts also recognize electronic contract formation. For example, in the 2008 Alberta case of *Leoppyk v Meston*, at issue was whether a string of e-mails between the two parties was a contract. In the case, an unmarried couple had bought a home and, upon

their split, tried to agree on what to do with their home.

The Court examined key contract elements before deciding the parties had reached an agreement. The Court also looked at whether the contract followed the Statute of Frauds, which says that land sale agreements must be in writing. While the written exchange between the parties was computer generated and in emails, the Court decided that it was enough to meet the Statute of Frauds rules. In other words, the emails were enough to say the land sale agreement was in writing.

There is not much case law that talks specifically about whether an electronically signed tenancy agreement is valid. But in a recent RTDRS case, 21009593 (Re), an electronically signed tenancy agreement was not an issue. In that case, the Tenancy Dispute Resolution Officer noted that:

- The tenant electronically signed the tenancy agreement.
- The RTA does not define “signed” or “signature.” So, the Officer turned to Black’s Law Dictionary for guidance, which says

that a person may affix their signature to a document in writing, printing, stamping, typewriting, engraving, etc.

- At no time during the tenancy or after did the tenant challenge the agreement’s validity or deny that he had read it before signing it.

The Way of the Future

Even if we look at other jurisdictions and the evolution of contracts caselaw, courts consider electronic signatures and digital contract acceptance to be valid. This is so even without specific legislation allowing it. We now live in a time where even a thumbs-up emoji can be a proper way to accept a contract - as in the 2023 Saskatchewan case of *South West Terminal Ltd. v Achter Land*.

To conclude, think twice before you electronically sign a digital lease or accept a digital contract with the click of a button - like signing a physical contract, it is legally binding today as ever!



ARLA
Alberta Residential Landlord Association
The Voice of the Residential Rental Industry

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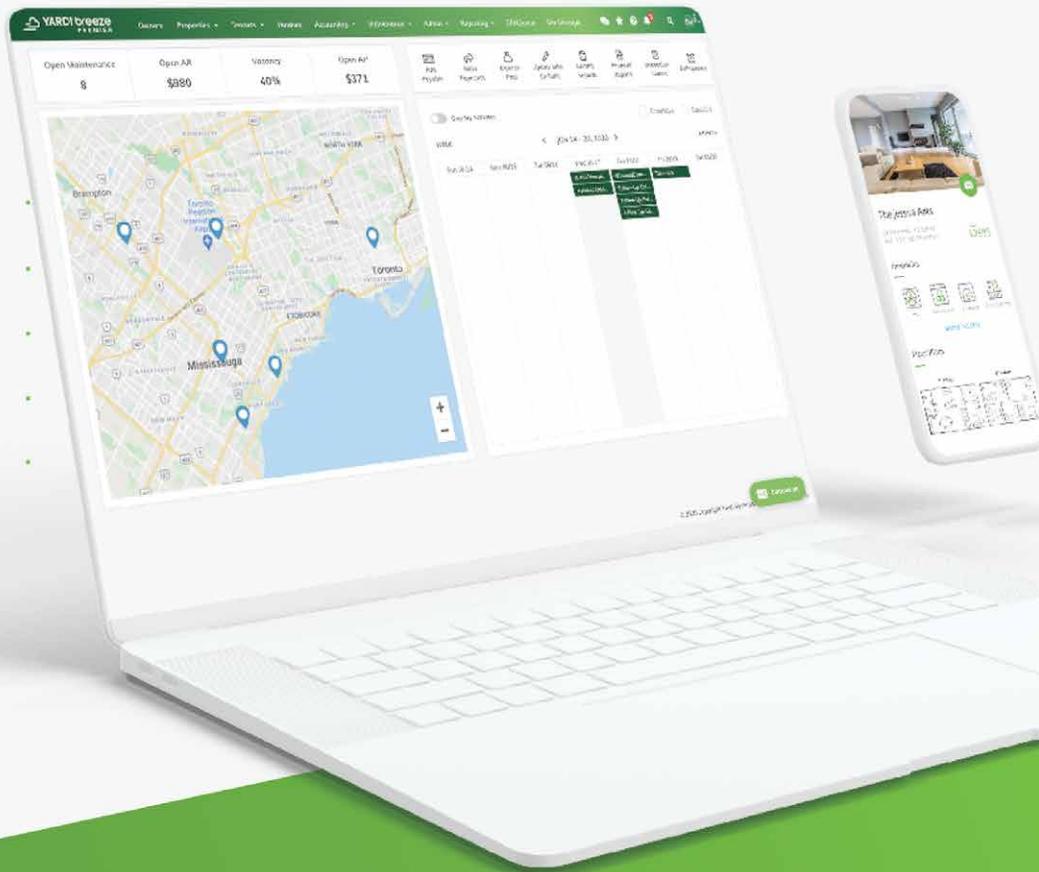
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ADDRESSING THE ISSUE OF RISING CRIME IN EDMONTON

BY JENNIFER MAHONEY, VP, HKS SECURITY

Recent statistics paint a worrisome picture of rising crime rates in our city. According to the latest report published by the Edmonton Police

Service, there has been a significant uptick in various types of crimes, such as burglaries, assaults, and thefts, over the past year. These numbers underscore the pressing need for effective measures to enhance safety and protect our community.

One potential solution that holds promise in countering crime is the presence of security guards. Here are some key advantages:

Deterrence

The presence of security guards acts as a visual deterrent to potential criminals. Knowing that there is an active and trained security personnel on-site can discourage criminal activity and significantly reduce the chances of crime occurring. This increased sense of security can make our community

safer and provide peace of mind to residents and visitors.

Rapid Response

Security guards are trained to respond quickly and appropriately in emergency situations. Their immediate presence can help minimize damage, prevent further escalation, and alert authorities promptly. Their ability to handle conflict resolution, crowd control, or any unforeseen incidents with tact and professionalism is invaluable in maintaining safety.

Prevention of Crime

Security guards often conduct regular patrols and monitor security systems, which allows them to identify potential vulnerabilities and address them proactively. By implementing preventive measures like access control, surveillance, and effective response protocols, security guards can help reduce the likelihood of crime occurring in the first place.

Enhancing Community Relations

Security guards are not only responsible for

maintaining security but also serve as a point of contact for community members. Through their interactions, they can build trust and rapport, promote a sense of belonging, and act as a bridge between law enforcement and the public. This engagement fosters better communication, which aids in crime prevention and detection.

In conclusion, the rising crime rates in Edmonton necessitate immediate action. By investing in security guards, we can address this pressing issue and create safer surroundings for both residents and business owners. Their presence offers a valuable layer of protection, deterrence, and response, ultimately leading to a more secure and harmonious community.

Together, we can work towards reducing crime and ensuring the well-being of our community members.

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	MAKE 2 OTHER'S TRADE GIFTS	UNFREEZE ANY GIFT	UNWRAP YOUR GIFT	TRADE WITH NEXT ONE WHO SPEAKS	*FRIENDLY WAGER	EVER YONE PASSES TO THE LEFT
	TRADE WITH LEFT	TRADE & *FREEZE YOUR GIFT	TRADE WITH NEXT ONE WHO SPEAKS	UNWRAP YOUR GIFT	*FREEZE ANOTHER'S GIFT	UNFREEZE & STEAL ANY GIFT
	EVER YONE PASSES TO THE RIGHT	TRADE YOURS FOR UNOPENED	*FRIENDLY WAGER	*FREEZE ANOTHER'S GIFT	UNWRAP YOUR GIFT	*FREEZE YOUR GIFT
	TRADE WITH ANYONE	*FRIENDLY WAGER	UNFREEZE ANY GIFT	EVER YONE PASSES TO THE LEFT	*FREEZE YOUR GIFT	UNWRAP YOUR GIFT

*FREEZE: This means a gift cannot be traded, swapped, or wagered for until it has been unfrozen.

*FRIENDLY WAGER: Roller chooses another player. They both roll one die. Highest roller chooses which gift to keep. Loser keeps the other gift.



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ALBERTA RESIDENTIAL LANDLORD ASSOCIATION
CODE OF ETHICS
PROFESSIONAL MEMBER 2023 &
PREFERRED SERVICE MEMBER 2023

The following Code of Ethics has been adopted by Alberta Residential Landlord Association's (ARLA) Board of Directors. Any breach of the Code of Ethics may result in the suspension or termination of membership.

It is the mandate that all ARLA Members be informed as to the developments and trends within the industry and render their services and opinions using their full training, qualifications, and experience. Part of our Associations duty is to always protect the public against fraud, misrepresentation, and unethical practices. ALRA Members withstand from seeking unfair advantages over and publicly criticizing the reputation of other industry members or the industry as a whole.

Public confidence in the professionalism and integrity of our Members is of the upmost importance which is necessary for the future credibility and success of the Alberta Residential Landlord Association. This Code of Ethics is not intended to describe the minimum expectation of permissible performance; rather, it describes the optimum performance the public has a right to expect and makes that performance the "norm" for Members of the Alberta Residential Landlord Association. The demand for high standards of professional conduct protects the interests and the rights of the Members within the Association, its clients, and customers. As such, the Code is and will continue to be a demanding document; a plan for professionalism, capable of including and accommodating every change, challenge and controversy which arises.

1. Members shall, at all times, conduct their business and personal activities with the knowledge of and in compliance with applicable Federal, Provincial and Municipal laws and regulations and shall maintain the highest moral and ethical standards.
2. Members shall act in a professional manner and treat all stakeholders with respect, fairness and in kind.
3. Members shall, strive to maintain and continually improve the professional standards of the industry through education, training, and refinement of their unique skills.
4. Members shall, seek to maintain an equitable, honourable, and cooperative relationship with fellow Members.
5. Members must use moral and ethical judgment in all decisions and act honestly and in good faith.

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- 9 MAY** **Landlord Resource Trade Show & ARLA Achievement Awards**
 9:00 AM - 3:00 PM
 Chateau Louis Conference Centre
- 12 JULY** **Member Appreciation BBQ**
 11:30 AM - 1:00 PM
 Victoria Park
- 6 SEPT** **Golf Classic Tournament**
 9:00 am shotgun
 The Quarry
- 15 NOV** **AGM & Christmas Luncheon**
 11:30 AM - 2:00 PM
 Chateau Louis Conference Centre

MORE INFORMATION
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WATER - ENEMY NUMBER ONE | PART 2 CONT. FROM FALL EDITION

BY MARTIN BANKEY, P.ENG., PRINCIPAL ENGINEER, TOK ENGINEERING

Continuing from the Fall Edition, we list additional sources of water ingress into buildings:

Water Ingress Through Walls

Water ingress through walls is relatively common. Brick walls can be prone to water penetration. Water ingress through brickwork can occur even if they are cavity walls. Stone walls can also experience water ingress.



The main causes are as follows:

Building faults - damaged or deteriorating mortar can lead to water ingress through the render. Any cracks in the brickwork or substrate will also allow water to get in. This can occur for a number of reasons including more serious structural issues. Any remedial or "band aid" work to the walls such as the addition of cladding and insulation, re-rendering can all cause issues that may lead to water ingress.

Wind and rain - driving rain can lead to water being absorbed by bricks, and eventual water ingress.

Cavity wall ties - Water ingress can occur in cavity walls where wall ties have been incorrectly installed. If the ties are angled down towards the inner leaf or if insufficient or too much mortar was used in installation this can encourage water ingress. If metal wall ties were used, then these can corrode over time and cause cracks. Water ingress from wall tie issues is usually more visible as you can see damp around the location of the ties.

Rising damp - Most buildings have a damp proof course (DPC) to prevent water rising up. Physical DPCs can fail over time and some older houses may not have any at all. Sometimes the DPC can remain intact but become bridged. DPC bridging means moisture from the ground can travel up past the DPC because of a construction fault. This can occur due to debris in the wall cavity or a subfloor void, internal or external renders/plasters overlapping the DPC, or external ground levels being raised above the DPC.

Water Ingress Around Windows

Leaking windows are a fairly common problem in houses with water ingress occurring around

windows. The window unit can move over time, creating gaps around the window frame where water can enter. Incorrect installation of flashing can also lead to water ingress. Even the latest UPVC windows can experience issues. You want to make sure that the leak is definitely due to a defect with the window and not a roof, wall or plumbing issue. Lintel failure can also lead to water ingress.



Water ingress above windows is often due to the fascia boards being incorrectly angled. They should be angled outward to direct rain water away from the unit.

Water Ingress In Basements

Structures below ground such as cellars and basements experience hydrostatic pressure. This is the pressure exerted by moisture in the external ground/soil. If your home is on a flood plain, in an area with a high water table or has saturated ground for any other reason, more hydrostatic pressure is exerted. This means that any defect in the basement structure, even a tiny crack, is vulnerable and can lead to water ingress.



Water ingress in cellars and basements is understandably a major concern and is therefore often considered in the design phase. External waterproofing is often installed to protect the structure from hydrostatic water pressure. Internally "Type C" waterproofing systems: drained protection - provide drainage solutions so that if water ingress does occur then the water is safely dealt with. These systems feature cavity drainage membranes and sump pumps. Other methods include tanking your basement space to prevent water ingress. If you have a basement and do not have a suitable basement

waterproofing system, then you may experience water ingress.

Water Ingress in Apartments and Flats

Apartments and flats can also experience issues with water ingress. These tend to be due to plumbing leaks including burst pipes. One of the complications in a large apartment-style complex is that pipework can be inside the wall cavities and not always just in your unit itself or the unit above. This makes it harder to find the root cause and get it fixed. Access is often a major issue.

Deteriorating grout and sealant in bathrooms is quite a common cause of water ingress especially in units at lower levels. It means that water is getting through. You will usually see evidence of this on the ceilings directly below the problematic bathroom. As with a house, roof leaks are also a common cause of water ingress.



Water Ingress Prevention

How to deal with "Enemy Number One"?

A great deal has been said in this article about the manifold reasons for water ingress into building structures ... and how and where they may occur. Although water infiltration has many causes, it also has many tried and true solutions that have proved their effectiveness and reliability over time. By the same token, there are many experienced, dependable contractors available to provide this kind of preventative, remedial service when called upon. When the problem turns out to be more complicated, then reaching out to a professional engineering firm is a sound decision.

Prevention is all about keeping on top of the maintenance of your condominium property ... not allowing smaller problems from becoming large. Condominium stakeholders, their boards, their maintenance people, their condo managers should all ensure that regular checks to identify any potential defects are carried out in an early and regular proactive manner.

In conclusion, the importance of acting quickly to counter water ingress issues cannot be understated.

For more information please contact Martin @ Mbankey.tok@shaw.ca

DID YOU KNOW?

SANTA WASN'T ALWAYS DRESSED IN RED!

The common myth is that Santa Claus was green before Coca-Cola used their colors, red, for their marketing campaigns in the early 1900s. Whilst this is true to an extent, Santa was shown in red as early as the 1870s by the American cartoonist Thomas Nast. The modern-day depiction of Santa, with his reddened cheeks and large stomach, his little glasses, and a beaming smile, is what we can genuinely thank Coca-Cola for. We can't imagine a Santa that isn't red!

Another interesting fact about Santa Claus is that the Dutch St Nicholas and Sinterklaas initially inspired him. 6th December is the date St Nicholas died and was observed by the Netherlands with Sinterklaas giving out presents. Dutch Americans added this tradition to Christmas to honor their Dutch ancestry, giving us Santa Claus!



It's Membership Renewal Time!

2023 was a busy year for ARLA as membership continues to grow and we strive to deliver the most value for your dollar. We are proud of the work we have done, and we hope you continue to see the need to belong to an organization that advocates for your needs and provides training, information, and networking opportunities!

2024



Crock Pot Green Bean Casserole

★★★★★

This Crock Pot Green Bean Casserole is a must-have side dish on any holiday table! It's easy, tasty and no oven is required!

Course Side Dish
Cuisine American

Keyword Crock Pot Green Bean Casserole, Crock Pot Green Bean Casserole Recipe
Prep Time 10 minutes
Cook Time 2 hours 30 minutes
Total Time 2 hours 40 minutes
Servings 8
Calories 410kcal
Author Brandie @ The Country Cook

Ingredients

- 2 (10.5 ounce) cans of cream of mushroom soup
- ½ cup milk
- ½ teaspoon onion powder
- ¼ teaspoon ground pepper
- 4 (14.5 ounce) cans of green beans, drained
- ½ cup grated parmesan cheese
- ½ cup grated cheddar cheese
- 1 (6 ounce) can french fried onions, divided use

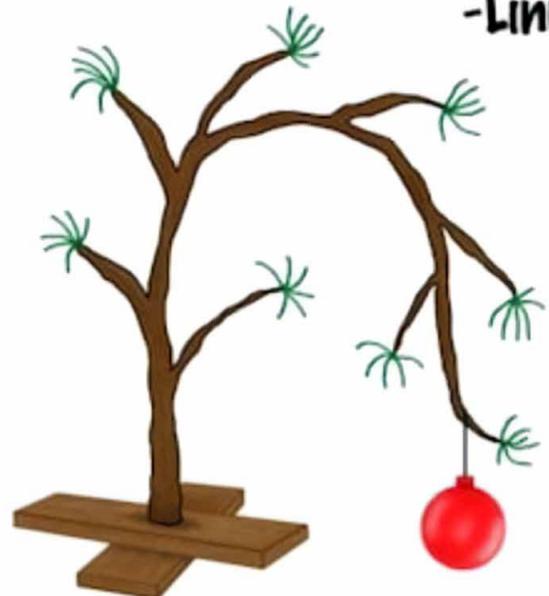
Instructions

1. In the bottom of a 6-quart slow cooker, mix together the cream of mushroom soup, milk, onion powder and ground pepper. Stir until all ingredients are well combined.
2. Add in green beans, parmesan cheese, cheddar cheese and half of the french fried onions. Stir gently until well combined.
3. Cook on low for 2 hours, stirring occasionally. When cooking time is complete, stir mixture well and add in the remaining french fried onions and cook for an additional 20-30 minutes.
4. After the additional 20-30 minutes is up, remove the dish from the slow cooker and serve immediately.

Recipe courtesy of www.thecountrycook.net

"I never thought it was such a bad little tree. It's not bad at all, really. Maybe it just needs a little love."

-Linus





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SECURITY DEPOSIT INTEREST RATE 2024

RESIDENTIAL TENANCIES ACT MOBILE HOME SITES TENANCIES ACT

The rate of interest to be paid on tenant security deposits by landlords, effective January 1, 2024, will be set at 1.6%.

By an Order in Council passed on September 8, 2004, the Security Deposit Interest Rate Regulation includes a permanent formula setting the yearly interest rate payable on security deposits. The formula takes the interest rate that ATB Financial is charging for its cashable one-year guaranteed investment certificate (GIC) on November 1 of the previous year and subtracts 3% from that rate.

ATB Financial's rate for cashable one-year GICs on November 1, 2023 was 4.60%. As a result, the interest rate for security deposits held under the Residential Tenancies Act or Mobile Home Sites Tenancies Act for 2024 will be 1.6%.

Landlords must pay any interest owing to their tenants annually at the end of each tenancy year, unless both parties agree in writing that the interest will not be paid annually, in which case the interest must be compounded annually.

This is the first time since 2009 that the interest rate for security deposits has been more than 0%. Landlords and tenants can use the security deposit interest calculator to determine the amount of interest that is owed based on the regulated interest rates. The calculator can be found at <http://www.servicealberta.gov.ab.ca/interest-chart.cfm>

Service Alberta and Red Tape Reduction will be releasing additional educational and awareness materials for landlords and tenants. These resources will be made available at <https://www.alberta.ca/information-for-landlords-and-tenants>.

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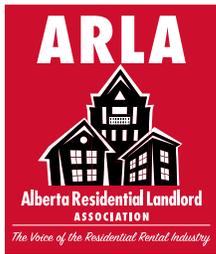
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Mircom Group of Companies

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Mosaic Home Services Ltd.

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Nationwide Restorations

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NB Benny's Contracting LTD.

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Nordic Mechanical Services Ltd.

780-469-7799 giovanni@nordicmechanical.ca

OAB Reliable Carpet & Furnace Cleaning

780-720-2007 oabcarpetcare@live.ca

Off The Ledge Inc.

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On Side Restoration

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Orkin/PCO Services Corp.

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OSCO Mudjacking & Construction Ltd.

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Paneless Property Services

780-707-8385 contact@panelesswindow.com

Paul Davis Restoration

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Peak Sewer & Underground Services Ltd.

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Pop-A-Lock

587-672-5625 info@frontlinedefense.com

PPS Building Services

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Tree of Knowledge (TOK) Engineering Ltd.

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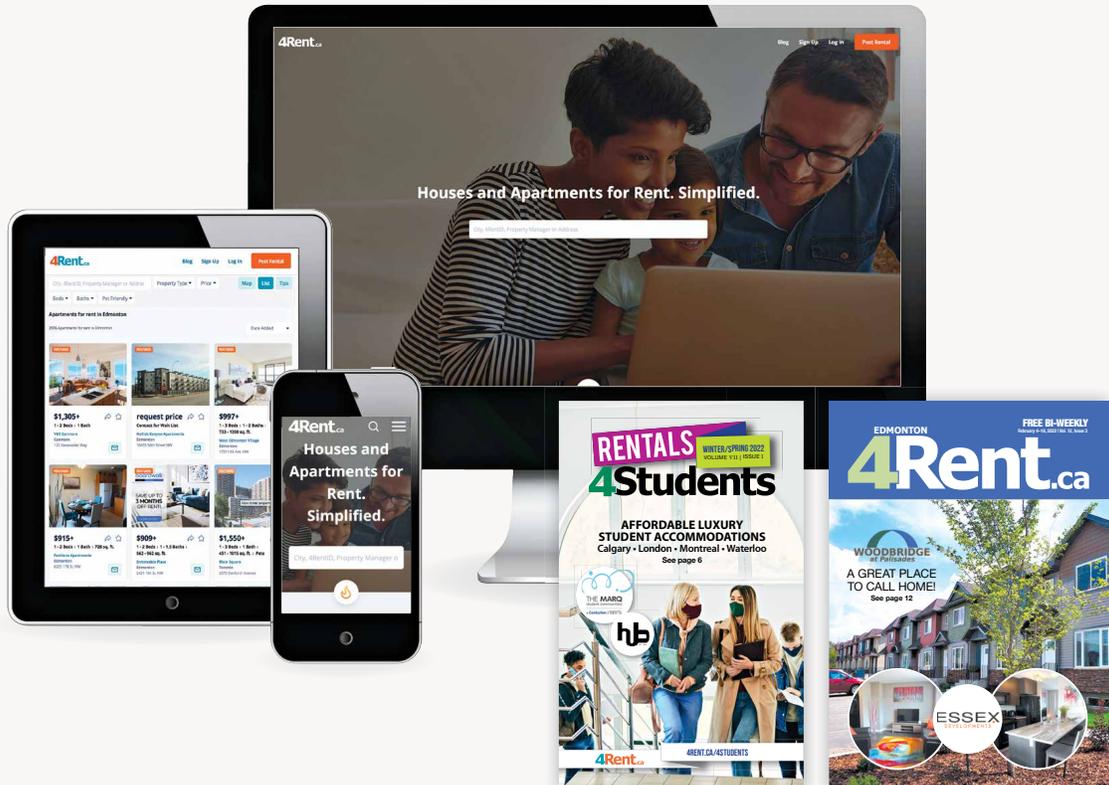


The Alberta Residential Landlord Association (ARLA) carries all the necessary Residential Landlord Forms that Rental Housing providers need for conducting their business.

Documents can be purchased online through ARLA's website or directly from the office during regular business hours.

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