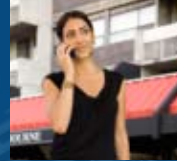




# Neighbours

Summer 2007

METCAP LIVING RESIDENTS' NEWSLETTER



## Want Some Summer Fun? Get Out!

It's hot out there, that's for sure! But isn't it wonderful to have the sense of freedom that summer gives? Even if you're going only as far as the park down the street, it just seems easier to get there in summer.

With this year's high temperatures in June, MetCap was able to open our pools sooner than ever. If it's been a while since you experienced the refreshment that a dip in a pool provides on a hot day, give it a try! Whether or not you like to swim, the water feels great.

Farther afield, there's much to do in Toronto during the summer. People visit our city from all around the world to see its many attractions. Why not treat yourself likewise? Go to the zoo, and see the polar bears up close as they swim under water right beside you. Take the ferry to Centre Island, rent a bike and have a picnic. See the new Michael Lee-Chin Crystal at the Royal Ontario Museum. Rediscover the fun of following Casa Loma's hidden passages. Get electrified at the Ontario Science Centre. Check out the city's walking trails. Have a holiday without leaving town!

Vacation planners we're not, but MetCap does want to help you get the most out of summer. That's why our contest in this issue of Neighbours will give two lucky winners four Toronto CityPass tickets (two for adults, two for children), which provide admission to the Hockey Hall of Fame, the CN Tower, the Royal Ontario Museum, Casa Loma, the Ontario Science Centre and the Toronto Zoo. Take a week off and have a terrific, busy and inexpensive vacation right in the city. (The passes are valid for nine days, starting on the first day of use.) Get details on our "Summer Word Search" contest at the bottom of the page.

## Spring Trivia Contest

Congratulations to the winners of our trivia contest in the Spring issue of Neighbours. Nancy Weir of 4190 Bathurst Street and Yaxi (Kitty) Zhang of 65 Forest Manor Road each received a \$200 Cadillac Fairview gift certificate.

To find out the correct answers to the five questions we posed in the Spring contest, call the Resident Helpline, at 1-877-METCAP-1 (1-877-638-2271).

## Vesna and Joe Clean Up Their (Laundry) Act

Vesna is a busy person, who seldom takes time to rest. Joe, on the other hand, has mastered relaxation or, as Vesna thinks of it, "doing nothing." This difference, naturally, leads to arguments between the two of them.

Recently, though, Vesna learned to see some value in Joe's approach... in, of all places, the building's laundry room. Here's how it happened.

Vesna put laundry in a couple of washing machines, then went back upstairs to consult her list of chores, and lost track of the time as she took on the challenge of tidying Joe's drawers. When she thought again about the laundry, she searched for more change and made her way downstairs.

Much to Vesna's dismay, the clothes that should have been clean and sweet-smelling were instead sitting in a heap on the floor; some even appeared to have been stepped on! The machines she had used were full of someone else's clothes, and no other washing machines were then available to be used.

Miffed, Vesna rushed upstairs. To Joe, she said, "If you'd just clean up your own drawers now and then, I wouldn't have to wash the clothes twice!" That sounded kind of silly, even to Vesna in her bad mood. She couldn't help it; she had to join Joe in laughing at her peculiar logic.

Joe took this opportunity to offer advice: "Take a book to the laundry room, and stay there, reading, until the laundry is clean and dry." Vesna realized that she could save herself some trouble by following his suggestion. She went back downstairs – with a book

she'd been meaning to read for some time – and settled in for a bit of R&R while the machines whirred around her. Only later did she realize that Joe had once more figured out a way to get her to do the work. "Oh well," she thought, "Joe will be Joe!"



Yaxi (Kitty) Zhang, of 65 Forest Manor Road.

# Win

**Win four Toronto CityPass tickets for your family or friends!**

Two names will be drawn from among the correct entries.

Find the words listed opposite hidden in the puzzle. Look in all directions: horizontally, vertically, diagonally, and forwards and backwards. When you've found all of the words, you'll see that some letters remain. Unscramble those letters to spell the secret word. Get it right, and you'll be eligible to win!

Here's a little help: the secret word is somewhere in this newsletter!

**Word Search Contest**  
Submit your answers to your Building Manager by August 15, using the form overleaf. The winner will be named in our Fall 2007 Neighbours newsletter.

- BUILDING
- CLEAN
- SUITE
- SUN
- RESIDENT
- DAYCARE
- POOL
- TOWNHOMES
- SUPER
- MANAGERS
- COMMUNITY
- SUMMER
- PROPERTY
- UNITS
- TORONTO
- HELPLINE
- DOWN
- TOWN
- SAFETY
- METCAP
- HOME
- FUN
- SERVICE
- LIVING
- OFFICES
- WINDSOR

P	A	C	T	E	M	O	T	N	O	R	O	T
O	R	H	N	U	S	O	F	F	I	C	E	S
B	O	E	C	I	V	R	E	S	R	S	R	R
Y	S	S	T	I	N	U	R	T	E	U	E	E
T	D	Y	T	E	F	A	S	O	P	I	S	M
I	N	G	N	I	V	I	L	W	U	T	I	M
N	I	E	N	W	O	D	U	N	S	E	D	U
U	W	E	N	I	L	P	L	E	H	N	E	S
M	T	O	W	N	H	O	M	E	S	U	N	G
M	S	R	E	G	A	N	A	M	N	F	T	S
O	Y	T	R	E	P	O	R	P	P	O	O	L
C	E	R	A	C	Y	A	D	N	A	E	L	C
B	U	I	L	D	I	N	G	I	E	M	O	H

## Here We Grow Again

MetCap management has been busy in recent months...again! Since our Spring newsletter, we've added a few properties to the MetCap family. Welcome to new residents in the following locations:

**1 King Street West and Jameson Avenue**

87, 91, 140 and 146 Jameson Avenue – a total of 217 suites

**2 Keele Street and Bloor Street West**

200 Keele Street – 15 townhomes

**3 Yonge Street and Eglinton Avenue East**

109 Erskine Avenue – 34 suites

## MetCap Memo

### Do Yourself a Favour (and MetCap, too)...Give Proper Notice

Do you know that you are required under Ontario's Residential Tenancies Act to give 60 days' written notice when you plan to vacate your suite? Your termination date must be the last day of a month, at least two months after you give notice. Your notice can be provided to your building manager in the form of a letter that indicates when you intend to leave and includes your forwarding address. Alternatively, you could complete the Landlord and Tenant Board's Form N9 (Tenant's Notice to Terminate the Tenancy), available at [www.ltb.gov.on.ca](http://www.ltb.gov.on.ca).

By giving proper notice you really do do yourself a favour...you save \$150! Any resident who does not provide adequate notice of leaving will be charged that amount as a penalty. Further, he or she might end up owing MetCap for a vacancy loss, if one should result from the short notice. Because it takes landlords time to find suitable replacement residents, we are protected by the LTB to help us avoid financial losses that might be incurred if residents were free to end leases without giving 60 days' notice on a month-to-month tenancy. Having two months' notice of your departure prior to the end of your lease term or on a month-to-month tenancy does us the favour of providing adequate time to re-rent your unit. So, everybody wins when you give proper notice!

### Notice Boards are a Good Source for Building Information

Each MetCap building has a notice board where you'll find news, phone numbers and information about management hours and important phone numbers for the building. If you need to get in touch with MetCap Customer Service or management, check the board. There, you'll always have access to contact information, whenever you need to reach us.

**Labour Day holiday:** MetCap's head office will be closed on Monday, September 3.

## 51 Division and MetCap Join Forces for a "Neighbours Night Out"

Residents at MetCap's 191 & 201 Sherbourne Estates buildings got together in June to share a meal, sponsored and supported by MetCap and the Toronto Police Service. In a letter to MetCap's head office, Property Manager Lorelei Holden observed that many residents are already looking forward to attending next year's event! Excerpts from Lorelei's letter follow.

*Last evening, Sherbourne Estates held its first "Neighbour Night Out" barbecue, with the co-operation of the Toronto Police Service. Approximately 150 people attended. Barbecued foods, salad, drinks and ice cream made for a delicious summer meal.*

*Crime Prevention and Community Relations officers were in attendance, as well as bicycle-patrol officers. Many residents spoke to the officers about a coming safety presentation about which they'd been informed. It would appear that residents continue to be interested in safety issues.*



*Many residents told me that the event was a great success, the food was wonderful and they really appreciated us doing this for them. Many are anticipating the return of the event next year. By participating in continual events and encouraging others to attend through word of mouth among themselves, residents appear to be developing a stronger feeling of community.*

*Lorelei Holden, Property Manager, Sherbourne Estates*

Lorelei is obviously dedicated to helping residents feel safe and involved in their community. Future events to further promote that objective are already being planned!

## Important Numbers:

Fire and Medical Emergencies	911
Resident Helpline	1.877.638.2271
Security	416.847.1177
After-Hours Emergencies	416.340.0536

[www.metcap.com](http://www.metcap.com)  
Resident Helpline:  
1-877-METCAP-1 (1-877-638-2271)



260 Richmond Street East, Suite 300  
Toronto, Ontario M5A 1P4  
Tel: 416.340.1600 Fax: 416.340.1593

## Word Search Contest Entry Form

Name	Age
Building Address	Suite #
Telephone Number	Word Search Answer:

Submit your answers to your Building Manager by August 15. Correct submissions will be entered in a draw for two prizes of four Toronto CityPass tickets.