



Neighbours

Autumn 2008

METCAP LIVING RESIDENTS' NEWSLETTER



Play it Safe at Halloween

Halloween is a time of fun, creativity and... lots of treats! Even in their excitement, though, kids must keep safety in mind as they prepare their costumes and roam the neighbourhood on a quest for the most-possible candy. To keep your little goblins, clowns or princesses safe, note that they should:



- Wear costumes that are flame-resistant and short enough that tripping won't occur.
- Carry a glow stick or flashlight with new batteries.
- Trick-or-treat in groups; it's safer and more fun.
- Visit only houses with lights on.
- Watch out for cars, stay on sidewalks, obey traffic signals and remain on well-lit streets – no shortcuts through laneways or parks.
- Not go into anyone's house or car.
- Stay clear of lit pumpkins.
- Not eat any treats without first having them checked by a parent or caregiver.

Following these suggestions, your kids will be set to have a safe and happy Halloween.

These safety tips come from the website of the Toronto Police Service. See more tips at http://www.torontopolice.on.ca/safetyzone/kids/halloween_safety_pamphlet.pdf

Summer Fun Remembered

In a rainy summer, MetCap residents at several buildings struck it lucky with the weather. Barbecues hosted by MetCap Living Management – at 1340-1360 Danforth Road, 15 Martha Eaton Way, 191 and 201 Sherbourne, Parkway Forest Community, and Maple Grove Community – fortunately fell on some of summer's finest days, and lots of people came out to feast with their neighbours. Free hamburgers, hotdogs and cold drinks were available to all that attended. Thanks to Rogers Cable, residents were also treated to free ice cream at the events it attended.

Summer Contest: "Best Summer-fun Photos" Contest Winners

Feeling nostalgic already about summer? Currently well into fall, we'll soon be dealing with snow and slush and cold. If you'd welcome a reminder of summer just about now, have a look at the winning photos in our summer contest. Our two winners – Mushtaq Hussain of 65 Forest Manor and Joss Brandt of 6020 Bathurst – have certainly succeeded in capturing the carefree fun of summer.



Mushtaq and Joss have each won a digital camera, with a case and a 1GB SD card.

Spread the Word about a Job Well Done

At MetCap Living Management, we know we have a good staff. We know they're committed and hard-working. And, we want to share stories about those MetCap employees who help to make your day-to-day life easier or more pleasant. If you have a story that demonstrates the positive attitude or top-notch job of someone working in your building, send it to customerservice@metcap.com. One letter will be featured in the next issue of *Neighbours*.

Here We Grow Again

The MetCap family continues to grow. Welcome to residents in our newest buildings:

- 704 Canboro Road – 81 suites, at Canboro Road and Balfour Street, in Pelham, Ontario
- 75 Spencer Avenue – 71 suites, at King Street West and Dufferin Street, in Toronto, Ontario

THE FAMILY TREE CONTEST

MetCap Living is a company geared towards family living, so we think it's fitting that we get to see a little more about the families that live with us. And maybe by entering this contest, you'll learn a bit more, too, about your own family!

A family tree is a good visual guide to help you make sense of the relationships of your family members, especially those a couple of generations back whom you might never have met. We're looking for creative presentations. How about a family tree that looks like an apartment building? Or a bunch of balloons? Or the good old standard: a tree?

Please keep your family "tree" to four generations or fewer. Add whatever details you want: names, birthplaces and dates, photos or drawings...anything that you think is important. Remember, judging will be based on presentation, so be creative. And don't worry if people are missing; we won't know!

Give your contest submission to your building manager or email it to customerservice@metcap.com by 5:00 pm on November 14, 2008. One winner will be awarded a 16GB iPod® touch.

Vesna and Joe Think of Ways to Survive a Renovation

Vesna and Joe had been forewarned that the balconies in their building were to be repaired. Time had, after all, deteriorated the concrete in spots, and Vesna, in particular, looked forward to having a smooth, clean balcony once again. They knew that the job would cause some inconvenience to them, but anticipated a result worth a little trouble.

Joe considered buying earmuffs to deal with the noise. That way, he thought, he could stay on the couch and continue at least to see his favourite TV shows.

Vesna, however, had different ideas...as always! The noise would be loud at times, she knew, but earmuffs were not the answer. Vesna made a list – as she liked to do to deal with decisions – noting ways they could handle the construction period. On it, she included:

- Close windows.
- Close blinds and curtains.
- Go for walks.
- Visit friends.
- Work overtime?
- Be patient.
- Keep in mind the end result.

Having composed her list, Vesna realized that this just might be the opportunity she'd been waiting for, the chance to get Joe out for some exercise. (Vesna had always been good at looking at things in the best-possible light!) And, if Joe couldn't be moved, she'd ask Doreen from down the hall to go; Vesna, in any case, would get her exercise!

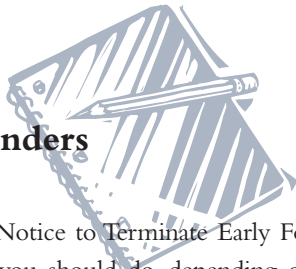
MetCap Memo

Good Neighbours Reminders

New N4 Number

If you have received an N4 Form (a Notice to Terminate Early For Non-Payment of Rent), here's what you should do, depending on your situation:

- If you did, in fact, pay your rent before you received the notice, please see your Building Manager immediately, with proof of your payment.
- If you have not paid your rent, make sure your payment is made before the Termination Date set out in the Notice to avoid legal action.
- If you believe that the monthly rent amount shown on your notice is incorrect, see your Building Manager with proof of the correct amount.



In all cases, it's a good idea to check with your Building Manager, before the termination date on your notice, to confirm that your payment was received and posted to your account.

If you have any questions regarding your N4 notice, please leave a message at 647-259-4311, and someone will return your call within 72 hours.

Halloween

1. *Lobby Contest* – All lobbies that are decorated for Halloween will be eligible to win this contest. Talk to your building manager if you want to help with a ghoulish makeover of your lobby.

2. *Trick-or-Treating in the Building* – Rather than going door-to-door through your building's hallways, children who want to stay in the building at Halloween should go to the lobby, where treats will be available. Details about the get-together will be posted soon on your building's notice board. (Candy contributions can be given to your building manager.)

Time Change

Don't forget to turn back your clocks by an hour when you go to bed on Saturday, November 1. (The time change occurs at 2:00 a.m. on November 2.) Enjoy that extra hour of sleep!

Remembrance Day

At 11:00 on November 11, we have the opportunity to collectively remember the courage and sacrifice of those Canadians who've fought in wars, particularly since WWI. Please pause for two minutes of silent tribute to the ordinary Canadians who've made extraordinary sacrifices. Visit "A Day of Remembrance" (<http://www.vac-acc.gc.ca/remembers/sub.cfm?source=history/other/remember>), a website of Veterans Affairs Canada, to learn more about why and whom we should remember.

Office Closure

The MetCap head office will be closed on the following statutory holidays:

- Christmas Day – December 25, 2008
- Boxing Day – December 26, 2008
- New Year's Day – January 1, 2009

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

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

THE FAMILY TREE CONTEST

Entry Form

Name	Age
Building Address	Suite #
Telephone Number	

Please submit to your Building Manager or e-mail to customerservice@metcap.com by 5:00 pm on November 14th, 2008.