

neighb**o**urs

METCAP LIVING RESIDENTS NEWSLETTER



Fall-ing for Autumn

The air is crisp. Leaves are crunchy. Colours are vibrant. Fall is when nature shows its artistic flair.

In this issue we're covering key maintenance reminders for upcoming seasons, fire safety and contest winners from our previous issue. We also want to take this opportunity to wish all residents who are going back to school a fruitful school year.

Seasonal readiness—what you need to know



- Fall is a great time to prepare for winter. Here are a few things you can do to get ahead of the cooler months:
- 1 Remove, clean and store window AC units.
 - 2 Ensure all window screens are installed correctly. Report any issues—such as tears or other damage—to your Resident Manager.
 - 3 Check to see if everything is in working order. This is a good time to get the ball rolling on maintenance requests.
 - 4 Take an inventory of your winter gear. A little pre-winter organization never hurt anyone.

You may notice the temperature in your units changing as the weather gets cooler. Keeping windows closed can help with this.

REPORTING HEATING AND MAINTENANCE CONCERNS



Heating is turned on in our buildings as per individual municipality requirements. Please report any maintenance issues around your unit, including concerns about heating, to your Resident Manager.



What are some of your must-have tools or gadgets to keep things running smoothly in your home? Contest participants will have the opportunity to win a prize worth \$250.

Send us your entries along with your name, address and phone number via email before Oct 15, 2025 to contest@metcap.com.

Preparing for the unexpected

Imagine having your day derailed by something such as a clogged toilet. Stocking up on a few key tools can go a long way in ensuring minor inconveniences don't turn into big headaches. Here's a list of tools to have at home for when unexpected things pop up:

- Plunger
- Basic tools such as hammers, pliers and screwdrivers
- Light bulbs
- Flashlights and batteries
- First aid kit



SUMMER CONTEST
WINNERS

Congratulations to the winners of our Summer contest!

Doyin O. Toronto, ON

I move to Toronto during the heart of winter this year, experiencing the total package of cold and snow. Now that it's summer, I finally see the magic everyone talks about. It's my first summer here, and honestly, I'm loving it.

Wade G. Toronto, ON

This will be the first summer I'll finally have the energy to enjoy sun kissed days and evenings, after being in remission from 2 years of chemotherapy for lung cancer. Getting to go out and have moments with friends and family seems more priceless to me than anything.

April D. Barrie, ON

What brings me joy during summer months? Roadtrips! I love to pack up the car and explore somewhere new in Ontario. Great times with family, windows down, singing our hearts out and enjoying the weather!

Yinette F. Kingston, ON

Summer is my favourite season — the one I enjoy the most. I find joy in the little things, like a peaceful stroll in the park while listening to music, watching my neighbours work on their beautiful gardens and the sound of children playing outside. I also spend time baking and sharing my healthy New York-style cookies. For me, summer is about connection, creativity, and enjoying life at a slower, more meaningful pace.

Keeping Fire Safety Top of Mind



We must all take fire safety extremely seriously to keep ourselves, our loved ones and our neighbours safe.

Here are the small things you can do regularly to prevent fires:

- Never remove or cover smoke alarms. These are the first defence when it comes to fire safety.
- Keep your balconies clear of clutter. Do not store anything in hallways.
- Store flammable materials correctly. All storage information will be listed on containers.
- Never leave lit candles unattended.
- Keep a close eye on your stove while using it.
- Dispose of cigarette butts properly. Do not throw them off the balcony.

HERE WE GROW AGAIN!

We are excited to welcome the following property to the MetCap family:

580 The East Mall
(Toronto, Ontario)

IMPORTANT NUMBERS

Fire & Medical Emergencies: 911

Resident Helpline:
1-877-638-2271

After Hours Emergencies:
416-340-0536 (GTA only)
or 1-866-511-0536

OFFICE CLOSURES

Thanksgiving Day (Mon, Oct 13)
Christmas Day (Thu, Dec 25)
Boxing Day (Fri, Dec 26)



TENANT INSURANCE

Tenant insurance is a very critical component of renting a property. It could help cover your personal property against common risks such as theft, fire, flood and loss. We request that tenants provide a copy of their tenant insurance agreements to their Resident Managers for their records at insurance@metcap.com.