

GET THE PLAZA ADVANTAGE WORKING  
FOR YOU TODAY.

To find out more about having your suite professionally managed,  
please contact us by email [penny@plazacorp.com](mailto:penny@plazacorp.com) or call 416.932.6627.

**PLAZA<sup>®</sup>**  
*Suite Management*

# PLAZA<sup>®</sup>

## *Suite Management*

THE PURITY OF STRESS-FREE  
RENTAL MANAGEMENT.





# PLAZA SUITE MANAGEMENT

YOU OWN IT.  
WE MANAGE IT FOR YOU.

**Plaza Suite Management** is one of Toronto's leading condominium lease management companies. If you've purchased a condo and are looking to utilize your suite as an investment, we can handle the entire process for you, from performing the PDI, handling the closing and leasing of your unit. With our Suite Management Program, you

get professional property management throughout the entire leasing process to ensure maximum benefit from your investment. The Plaza name has long been synonymous with lasting value. Now Plaza Suite Management has become the benchmark for exceptional owner satisfaction and stress-free lease management services.

## THE PLAZA SUITE MANAGEMENT ADVANTAGE.

- Tenant Screening
- Leasing
- In House Maintenance and Restoration
- Accounting
- Compliance Enforcement
- Move In/Move Out Inspection Reports

## STRINGENT TENANT SELECTION PROCEDURES.

We have stringent procedures in place to qualify tenants. We utilize Equifax, Beacon or Safe scan for credit approvals. We verify employment and all personal references, and communicate and fact-check with previous landlords and financial institutions. The beauty of working with Plaza Suite Management is that you don't have to worry about the day-to-day administration of your suite. We will be the main point of contact if your tenant has any inquiries or if an issue arises.

## COMPREHENSIVE LEASE ADMINISTRATION.

We handle all aspects of lease administration for you. This includes preparing the initial lease, ensuring timely rent collection, and negotiating renewals on your behalf, and overseeing terminations. The minimum lease term is one year. At the end of the lease term your tenant can either renew the lease or stay on a month-to-month basis.

When you're entitled to lease increases on your condo, we make sure those are properly applied. We draft up specialized contractual agreements with tenants to protect your investment. The contracts reinforce aspects of the Tenant Protection Act and Condominium Act and are in compliance with Condominium Corporations' legal requirements including specific covenants regarding the use of common areas.

## REASONABLE MANAGEMENT FEES.

Plaza Suite Management provides professional, worry-free management at a very affordable price. There is a start-up fee to sign a suite onto the program, which is the equivalent of one month's rent. The monthly management fees are 6% of rent received (taxes on fee are applicable). To help you keep track of your investment income and expenses, our accounting department will provide you with monthly income statements.

