



Kay Four Quarterly

A Newsletter Published by Kay Four Properties Inc.

May 2021

Respect your Neighbours

Living in an apartment building is an enjoyable and positive experience because of the close contact with neighbours. But sometimes your neighbours or you make loud noises or create other disturbances. Apartment living comes with the moral and legal obligation to keep noise levels reasonable and to avoid other activities that disturb neighbours.

Due to Covid 19 confinement, we have been receiving more noise and disturbance complaints than usual. The following explains a bit about your obligations, our obligations, and how we can work together.

The City of Winnipeg noise Bylaw calls for reduced noise levels between 11 pm and 7 am but that is only one rule that we all need to adhere to.

Your Tenancy Agreement and the Residential Tenancies Act (RTA) also have rules and regulation that address noise & disturbances.

Part 10 of your Tenancy Agreement reads: "The Tenant will not cause a Nuisance or Disturbance to other Tenants, staff or guests."

Section 73 of the RTA states "A tenant shall not unreasonably disturb, or allow another person the tenant permits in the residential complex to unreasonably disturb the enjoyment for all usual purposes of the residential complex or any other rental unit by the landlord, another tenant or occupant of the residential complex, or a person permitted in the residential complex by any of those persons;"

This means, for example, that playing your television or sound system very loudly such that it can be heard in neighbouring suites is a disturbance. However the sounds of people walking in their suite during daylight hours is not likely considered a disturbance. On the other hand children playing loudly and jumping up and down is a disturbance to your neighbours. It also means that smells or smoke from tobacco or other products that escapes from your suite could also disturb other tenants. We receive calls regularly about the smell of marijuana in the hallway. If you smoke, please put a towel under your entrance door to block the odour from escaping. The old adage is true here, do unto others as you would want them to do unto you.

Any noise that can be heard between suites after normal hours which we deem to be 10PM is likely a disturbance. We also ask that tenants not make undue noise before 7AM on weekdays and 9AM on weekends.

If you believe a neighbour is too loud or otherwise disturbing neighbours, please contact your on-site Resident Manager to confirm the disturbance. We can not take action without confirmation.

If neighbours use common sense and respect each other we can avoid dealing with disturbances.



Reporting Maintenance Issues

It is extremely important to report any repairs that need to be performed as soon as they are noticed. Small problems can become big problems very quickly and we want to ensure that your suite and building are kept in good repair. We encourage you to report any maintenance issues to your Resident Manager. Normally maintenance staff attend the suite within two days, though during COVID this is not always the case. If you believe that the issue has not been addressed in a reasonable time, please contact our office directly:

- You can email repair requests to info@kayfour.ca or to repairs@kayfour.ca at any time of day or night.
- You can visit our website at www.kayfour.ca and click "maintenance request" in the "For Tenants" box which will open up a repair request form that gets delivered electronically to our office.
- You can call our office Monday to Friday from 8:30 am to 4:30 pm. Our receptionist or your property manager will be happy to take your information.
- We have an after hours telephone answering machine. You can leave messages at any time of day or night at 204-339-0461.

For Your Safety & Convenience

Please do not leave valuables on your balcony, in your locker or in your vehicle. It is not unheard of for thieves to climb up buildings just to steal a bike or other valuable items. The same is true for your locker. There are groups roaming your neighbourhood trying to open car doors and stealing valuable contents.

For a variety of safety reasons donated items must not be left in hallways or common areas including outside of the building. They can be fire hazards, attract pests and, in these days of Covid 19, could pose a health risk. There are numerous clothing donation boxes throughout your community.

Your Tenancy Agreement indicates that every person living in your suite must be registered with our office. We love to welcome new born babies and other additions but we need their names and ages. Every adult resident added to your suite must apply on our standard form (available from your resident manager) and be accepted. We also remind tenants that there is a limit of three people living in a one bedroom suite and five people living in a two bedroom suite.

Fridges and freezers work best when they are not over-filled and when you take the time to clean the coils. The photo to the right clearly shows the difference between dirty and clean coils. Please do not overfill the fridge or freezer and make vacuuming the fridge coils part of your fall and spring cleaning if your fridge has coils that are accessible.

Similarly, the sponge filter in your air conditioner should be cleaned monthly. The coils should be vacuumed to keep it cooling properly.

In the same vein regularly clearing the dust from the fan covers in your bathroom and kitchen improves the air circulation in your suite and reduces humidity. Please clean them regularly.

Be cautious if you smoke or light matches on your balcony. Make sure to not drop burning embers or lit matches onto other balconies or the ground below which in turn can cause a fire.



2021 CENSUS
Your census.
Your community.
Your future.

Complete your online
census questionnaire
today!

www.census.gc.ca

What is the Census?

In Canada, a census is taken every five years. This includes the Census of Population, which provides a statistical portrait of Canada and its people.

The census is being conducted in May 2021.

For over a century, Canadians have relied on census data to tell them about how their country is changing and what matters to them. The census provides key socioeconomic information on population growth, to estimate future demand for child tax benefits and old age security pensions and community services such as schools, daycare centres and emergency services. Transfer payments to Manitoba for health services is also based on census data. Please complete your census form and return it to Statistics Canada.

(source: Statistics Canada, www.statscan.gc.ca)

Did You know?

The first recorded census was in 3800 BC when the Babylonian Empire counted livestock and quantities of butter, honey, milk, wool, and vegetables.

In 2019 The Democratic Republic of the Congo began preparations for the second census in its history, the previous census taking place in 1984. Six other countries have been without a census since 1990: Afghanistan (1979), Eritrea (1984), Lebanon (1932), Somalia (1985), Uzbekistan (1989), and the area of Western Sahara (1970).

(source: Population Reference Bureau, www.prb.org)