



Kay Four Quarterly

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Frozen Windows and Patio Doors

Condensation and ice build up on patio doors and windows often occurs in cold weather. Aside from ice blocking sunlight and the view, it can also cause physical damage to the patio door, window and window and patio door tracks. The best way to minimize this problem is by keeping the humidity level in your suite as low as possible. This can be done by:

- Turning on fans to move the air in your suite.
- Keeping drapes and blinds open during the day to prevent moisture from getting trapped behind them on the window and windowsill.
- Opening a window approximately one inch for a few minutes each day to allow humidity to escape.
- Wiping any accumulated condensation on the window, the frame and the sill will help reduce mildew build-up.
- Run your washroom and kitchen fans for at least 30 minutes after cooking or bathing.
- Running a dehumidifier in your suite.

High humidity and resulting condensation on your windows can cause water damage in your suite and to the tenant below you. Please check your windows for condensation daily and stop it from forming.



Bathroom Essentials

Your bathroom or washroom is one of the most important rooms in your apartment. It's important that you keep it clean but also inviting. It should be kept spotless and welcoming to you, your family and your guests. Here are some tips for doing so:

Cleaning products

You're going to want to keep your washroom squeaky clean by cleaning and sanitizing it regularly. A combination of chlorine based and green cleaning products is your best choice. Using ammonia and hydrogen peroxide will also help in these tasks.



Make sure that you never mix ammonia and chlorine products as that will create a dangerous chemical reaction. Sponges, clean clothes and a good toilet brush are essential to do a good job. Green products are usually sprayed on and then wiped off.

A drain snake or auger and a plunger

A clogged or slow draining toilet or basin drain line are more than a nuisance. They stop you from using your washroom properly. Purchase a good quality snake, one that will not damage the porcelain finish, but will open the plumbing line. Running the snake regularly in your toilet sewer line and in your basin drain line will keep fluids running smoothly.

If a blockage does occur, you can generally clear it yourself by using the auger to break up the blockage or a plunger that forces the blockage through the pipes.

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Snow Removal



Winter is here. Our resident managers take a lot of care in shovelling sidewalks and applying ice melt and sand where they see issues. We remind tenants that we also have large barrels of sand in the parking lots. They are there so you can throw some sand down if there is a slippery spot that you find.

We also remind you that parking lots will require plowing after heavy snowfall. Now is an excellent time to ensure that your vehicle is operational and can be moved out of the parking lot when plowing is required. We remind you that unlicensed or non-operational vehicles are not to be stored in the parking lots at any time. Snow clearing is one of the reasons why this is not permitted.

Every winter, we find that there are some tenants who neglect to move their cars for snow plowing. Not only does this prevent neighbouring stalls from being cleared properly, but it takes extra time for the contractor to maneuver around your vehicle.

Tenants are always given sufficient notice to move their vehicles before snow clearing. The notice is given with the expectation that tenants will use that time to ensure that their car will start, or to find someone to move the vehicle if they are not able to do so themselves.

As this is an ongoing problem, we may tow vehicles which have not moved out of the parking lot for snow clearing to ensure that all stalls are cleared properly. We thank you in advance for your cooperation.

Bathroom Essentials—continued

Odour neutralizer or air freshener

Your washroom has a ceiling exhaust that works when you turn on the fan or may work continuously if roof fans are installed in your building. A pump bottle air freshener will keep your washroom smelling fresh and eliminate odours while not harming the environment. You can also plug in air freshener dispenser that constantly freshens the air.

Decorate your washroom

Using a beautiful shower curtain will enhance the look of your washroom. It's like hanging artwork in your washroom! It should be left open after you bath to allow it dry out but should be closed afterwards so that shower walls can then dry and then be partially reopened to show it off. Fluffy, good quality matching towels, made from absorbent cotton will not only dry you off better, but make your washroom look nicer.

A bathroom floor mat will feel good under your feet when you get out of the tub. But bathroom mats can trap moisture in your vinyl flooring and stain the floor. Never leave the mat on the floor all day and night. It's important to fold the mat over the bathtub lip after you bath or shower to stop that stain from forming.

Happy Holidays

Many of us celebrate holidays at this time of year including Diwali, Christmas, Chanukah, and Kwanza

Some of us only celebrate the New Year.

We wish all of our tenants and their families only the best in this holiday season and in the New Year.

*Staff & Management of
Kay Four Properties*

