



Application Process

What you'll need:

- Landlord Reference Letter
- Banking Standards Form
- Proof of income
- Last Month Rent Deposit (Certified Cheque or Money Order)
- Photo ID

Things to know before you apply:

1. Once you submit your application (upon approval) this application becomes a legally binding contract.
2. Hydro is not included in the base rent.
3. All applications are reviewed at head office. Should your application be rejected, your deposit will be returned to you immediately.
4. You may request an explanation for a rejected determination, by sending a signed letter to head office. Responses typically range in 4-5 business days.
5. Applications missing documentation, or which are incomplete, may be rejected and/or delay the review process.
6. Proof of a renter's insurance policy is required prior to signing your lease.
7. All lease holder(s) is/are legally responsible for paying the rent and is/are the only point of contact between the Landlord and his agent.

You Viewed Unit

8. A resident is defined by someone who resides in the unit, who may or may not be a lease holder.
9. A scanned image of your Photo ID will be kept with your application and stored with the management office. For further information or clarification concerning the storage and handling of personal information, please refer to the Privacy Policy at www.centralerin.com, or contact the privacy officer at privacy@centralerin.com.
10. You are strongly encouraged to provide a series of post-dated cheques at the time of lease signing. There is no ability to have the monthly rent deducted automatically from your account at this time.
11. A draft copy of our standard lease has been provided in this application brochure in advance of your application being reviewed.

Calculate your Rent for LMR:

Base rent: \$ _____

Lot Parking: _____ x \$ _____

Total: \$ _____

**Please make your Certified Cheque/
Money Order payable to:
2004288 Ontario Ltd.**

Living Together

While this is a pet friendly building, you must comply with all governing legislation. We expect that you will be a conscientious pet owner by picking up after your pet, and ensuring that other residents are not inconvenienced or threatened by your pet(s).

We are all beholden to local municipal noise by-laws. Should you encounter a situation which is substantially interfering with your reasonable enjoyment, please call (905) 842-1429 and press 1.

All units have been fitted with a battery operated smoke detector. This unit is inspected and tested annually by a licensed technician. A copy of the operating manual is included with your lease package. If at any time you experience intermittent chirping or the detectors stops working, please contact your site superintendent at (416) 694-8786.

Barbecues are strictly prohibited at this site. In accordance with the TSSA, there is no ability to comply with their minimum standards for horizontal and vertical distances between building air intake (windows/balcony doors) and BBQ's.

The City of Toronto requires that a mechanical safety device be maintained in all windows (excluding those above balconies) which prevents the window from opening more than four (4) inches. If at any time you have a problem with this device not working properly please contact the site staff at (416) 694-8786.

For the safety of our staff, no cash is kept on-site, nor is accepted for any purpose.

Our staff receive ongoing training in all aspects of work place health and safety. While on duty, they will be properly attired. If you have any questions pertaining to the actions of our staff in relationship to the safety in which they are undertaking their duties, please feel free to contact our compliance officer at h&s@centralerin.com.

In accordance with the fire safety plan and the governing legislation, all doors will be checked monthly to verify that they self-close and self-latch. If you encounter a problem at any time with a door not self-closing and/or self-latching, please call the site staff at (416) 694-8786.

Unfortunately, the existing plumbing and wiring in this building prevents us from allowing in-suite washing machines, dishwasher or dryers.

Our Commitment

Mission Statement - What we aspire to be

Our mission to be a leader in the industry, by providing exemplary service to our customers, offering our employees unparalleled opportunities for personal and professional development, and to find new and innovative ways to maximize real estate values.

Core Values - The principles that guide us

We are committed to developing long term relationships, by adapting to the diversity of individual investors, owners and residents through sound leadership and an unwavering commitment to service.

Employee Development

We understand that by supporting our employees with a dynamic work environment, ongoing training, and performance based recognition with opportunities for advancement, our business will continually succeed.

Teamwork & Collaborate

We foster a team approach philosophy to ensure our customers' needs are important to each and every member of our organization.

Communication

We strive to listen first, understanding that the most important thing in communication is hearing what is truly needed.

Integrity

We demonstrate high levels of integrity and are committed to doing the right thing and following sound business practices.

Accountability

We pride ourselves on our transparency taking full ownership and accountability for our results, be they successes or failures.

Area and Community

Conveniently located on Danforth Avenue, just east of Main Street, this three storey walk-up is conveniently located minutes to the Danforth Go Train Station, as well as the Bloor-Danforth TTC Line.

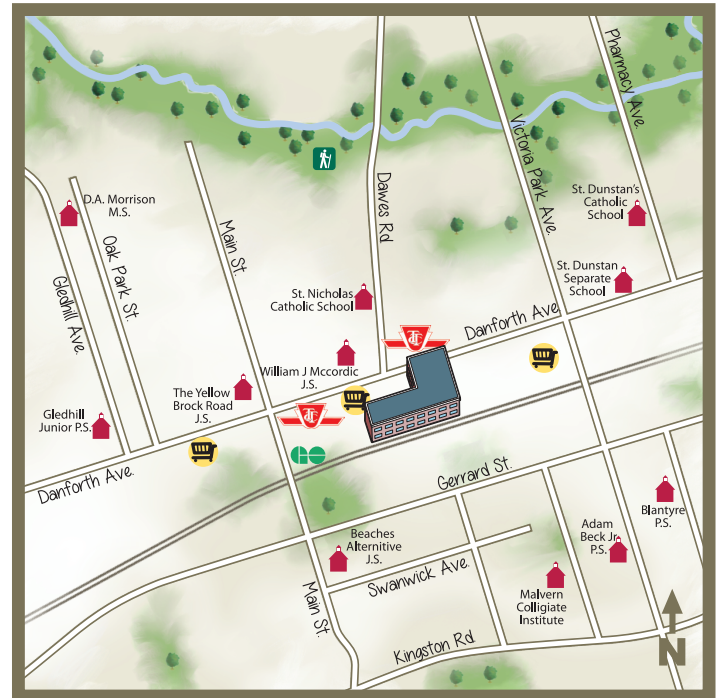
In close proximity to Grocery, Schools and Restaurants, you will find almost every amenity is within walking distance from the building.

Informally also known as the Danforth, is home to Toronto's Greek community, also known as Greektown.

The Bloor-Danforth line of the Toronto subway runs just north of Danforth Avenue from the Don River as far as Main Street Station

Danforth Road was named for contractor Asa Danforth Jr., who built portions of what would become Queen Street and Kingston Road. He started work in 1799 on Danforth's Road as (originally) a hundred-mile route from Scarborough to the Trent River. That road was completed in 1801 but soon fell into disrepair and was largely replaced by the 1817 Kingston Road stagecoach route.

Danforth Avenue, named because it was created to connect Toronto to Danforth Road, was officially built by the Don and Danforth Plank Road Company in 1851 to Broadview Avenue, as well as connecting to Kingston Road.



2731 Danforth Ave, Toronto

Amenities

Recycling (blue and green) is available in the alley beside the main. Blue Bins are for general recycling, whereas Green Bins are for compostable materials. Bagged garbage should be disposed of by placing in the bins located in this same area.

Large garbage items (such as couches, mattresses, etc.,) can be arranged for pick-up by contacting the site staff at (416) 694-8786.

There is no Visitor parking available for guests or residents.

Mail delivery is provided to all residents with a mailbox located at the entrance to the building. Site staff are unable to sign for parcel deliveries.

Your New Home

We hope you enjoy your new home. If at any time there is something not to your satisfaction, please feel free to contact the following people in order displayed:

Site Staff (416) 694-8786 – 2731danforth@centrallerin.com

Head Office (866) 842-1766 – info@centrallerin.com

Both lines are monitored by an after-hours call centre, who will triage your call and dispatch the appropriate person in accordance with our set of emergency protocols.

While lock-outs and lost keys can occur, we will do our best to help, however, should this fall outside of normal business hours, there may be a charge levied for this service.

If at any time you feel that the service of our site staff or our head office is falling below your expectations, you are invited to contact the local by-law department as well as the Landlord & Tenant Board at the numbers listed below:

Toronto By-Law Department (416) 392-2489

Landlord & Tenant Board (888) 332-3234