



Multi-Residential Terms & Definitions

Term	Definition
Heat *	A ✓ will indicate that heating costs are typically included in the monthly rent paid by the tenant.
Hydro *	A ✓ will indicate that hydro costs are typically included in the monthly rent paid by the tenant.
Water *	A ✓ will indicate that water costs are typically included in the monthly rent paid by the tenant.
Cable *	A ✓ will indicate that cable costs are typically included in the monthly rent paid by the tenant.
Internet Ready *	A ✓ will indicate that the building is internet ready. For a building to be internet ready, the tenant needs only to obtain a modem from their service provider. If the apartment is not internet ready, the tenant is responsible for installing the wiring and more.
Laundry *	A ✓ will indicate that ensuite or common laundry facilities are present in the property.
Storage Unit *	A ✓ will indicate that internal or external storage units are present in the property.
Access *	A ✓ will indicate that there is a doorman/concierge or controlled access on the property.
On-Site *	A ✓ will indicate that there is security, rental staff, or superintendent present on the property.



Term	Definition
Pool/ Sauna/ Fitness Room*	A ✓ will indicate that a pool, sauna, or fitness area is present in the building.
Air Conditioning *	A ✓ will indicate that air conditioning is present in the building.
Elevators *	A ✓ will indicate that a passenger elevator is in the building.
Surface/ Uncovered	Number of outdoor parking spaces landlord has provided to this unit.
Indoor/ Covered	Number of indoor parking spaces landlord has provided to this unit. Indoor spaces include any type of covered parking, e.g. Carports.
Total Spaces (not included in rent)	The total number of parking spaces not included in rent.
Monthly Rate (per space)	The total amount charged separately to the tenant for all outdoor parking spaces that are not included in the monthly 'Market Rent'.
Total Spaces (included in rent)	The total number of parking spaces included in rent.
Total Spaces	The total number of parking spaces per type (surface or indoor).
Indoor Parking – Monthly Rate	The monthly amount charged per space for indoor parking that is not included in market rents.



Term	Definition
Surface Parking – Monthly Rate	The monthly amount charged per space for outdoor parking that is not included in market rents.
Suite Type *	Provide all information broken down by suite types. Enter furnished and/or renovated suites on separate lines.
Style *	Indicate if apartment, house, or row.
# of Units *	The number of units for this suite type.
Furnished Suites	A ✓ will indicate that all of these suite types are furnished by the landlord and the amount allocated to this benefit is included in the monthly rental amount paid by the tenant for this particular unit. Enter suite types that are not furnished on separate lines.
# of Baths *	The number of bathroom(s) per unit within this suite type.
Average Unit Size (sq. ft.)	Approx. size of unit expressed in sq. ft. per suite type.
# of Renovated Suites in last 12 Months	Number of suites that had cosmetic renovations completed. Enter suite types that are not renovated on separate lines. Cosmetic Renovations – surface upgrades may include plumbing fixtures, kitchen appliances, flooring, and cabinetry. These changes do not generally require a building permit
# of Vacant Units Available as of the	The number of vacant units available as of the date of MPAC's request.



Term	Definition
Date of MPAC's Request	
Monthly Market Rent (\$) *	The monthly market rent is the most probable rental amount that this suite type would command on the open market and what a new tenant would pay as if the unit were vacant and available for lease as of the date of MPAC's request. Monthly market rents could include any leases signed within the last 12 months or advertised rents for any vacant units.

* Indicates a mandatory field