



# THE PINE RESIDENCE

Luxurious Student Living

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**NOW LEASING**

29 PINE STREET SOUTH, THOROLD, ONTARIO, L2V 3L1

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**NOW LEASING!**

**FIRST COME, FIRST SERVE!**

This building offers our student residents a luxurious living atmosphere with state-of-the-art furnishings and amenities.

The building has 33 units varying in 2, 3, and 4-bedroom configurations.

# AMENITIES

The Pine Residence offers the following amenities to our student living experience (subject to change).

- Complimentary WiFi
- Laundry Facilities On-Site (coin-operated)
- Fitness Centre
- Study & Conference Lounges
- Bicycle Storage
- Parking (at a fee)
- Biweekly/monthly Housekeeping of Shared Accommodations in Each Unit.

The building will have shops opening on the ground level in the near future for added convenience.

The Pine Residence is within walking distance to grocery stores, restaurants, pubs, doctor offices and more!

The main bus depot is just steps away from the property with direct bus service to Brock University and the local mall. Easy to transfer to buses that go to Niagara College and the outlet mall as well!



# RENTING INFORMATION

## Rates

The Pine Residence offers leases from the following rates:

- A room in a 4-room unit: From \$750.00 per month
- A room in a 3-room unit: From \$800.00 per month
- A room in a 2-room unit: From \$950.00 per month

The monthly rent includes all utilities and complimentary WiFi is available.

## Parking

The building will offer 40+ parking stalls. Parking stalls start from **\$40.00 per month** and will be added to the lawful rent. Please let the agent know if you require a parking stall. There is NO guest parking on site.

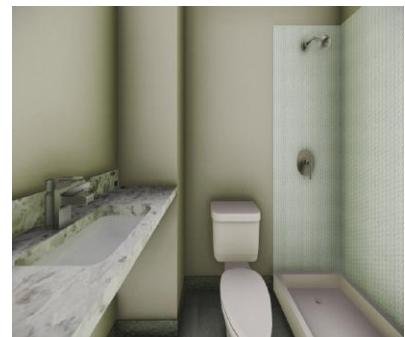
- A \$20.00 fee will apply if a replacement permit is required for any reason such as lost, stolen, damaged or change in information.

## Local Transit Information

Contact St. Catharines Transit at 905-687-5555 or [www.yourbus.com](http://www.yourbus.com)

## Additional Services

If so desired, tenants are welcomed to have cable television services installed in their rooms at their expense. Please consult with the leasing department before proceeding with any third-party service.



## GENERAL BUILDING POLICIES

At Skrtich Living, we want to ensure everyone has an enjoyable experience during their stay. Please ensure you and your guests respect our building policies and other tenants' enjoyment.

- All tenants are responsible for cleaning up after use of the kitchen, common areas etc.
- Respect 'quiet time' between the hours of 10:00pm and 7:00am daily.
- No guests after 11:00pm unless all housemates have agreed.
- Please refrain from heavy cooking after midnight.
- Please dispose of garbage in designated areas.
- Due to allergies, please do not bring pets into your unit.
- The building is 100% smoke-free of all substances. This includes private bedrooms. Please smoke in designated spaces outside.
- Please treat others the way you wish to be treated.

## OTHER 'FINE PRINT'

- Every other week, light housekeeping will occur in the shared areas of each unit and the building. Housekeeping is there to freshen up the units, clean windows, disinfect the surfaces, clean the appliance's etc. Our staff are not there to be washing dirty dishes, laundry etc. In the event a unit is overly unclean, the offending parties will be required to pay a surcharge to Skrtich Living.



- Maintenance is available 24/7. All workorders are to be logged on [www.skrnichliving.ca](http://www.skrnichliving.ca) under the repairs section. In the event of an urgent maintenance matter, tenants will have phone numbers to the Skrtich Living staff member or contractor on-call.
- Locked Out? Oops! No worries, it happens. If you are locked out during business hours, please contact the main office. If you're locked out after business hours, a lock-out fee applies and is due upon services rendered. **Fees start at \$50.00** per incident with **premium fees charged for overnight, weekend and holidays**. Key replacement is an additional fee from \$25.00 per key/FOB.
- Skrtich Living will conduct quarterly, bi-annual and annual inspections of the units, rooms and the building. These inspections include checking of cleanliness, smoke/carbon detectors, fixtures, windows, and working order of appliances.
- Skrtich Living **will** provide tenants with 24 hours' notice by email in the event access is required to your private bedroom for any reason; with the exception of a maintenance emergency. *The Landlord is not required under the Residential Tenancy Act to give notice upon entering a common or shared area of the building or unit.*
- Our leases begin at noon on the first of the month and end at noon on the last day of tenancy (i.e. 30<sup>th</sup> of the month).
- In the event a tenant must terminate their lease early for any reason, 60 days' notice is required to the Landlord. Early lease termination fees will apply.

***Skrnich Living enforces a zero-tolerance policy in regards to smoking within the building, units and bedrooms.***

## WISH TO PROCEED WITH A LEASE?

Skrnich Living would be delighted to have you as a tenant at The Pine Residence. Our leasing process is very easy and most of the paperwork can be done electronically.

Please request an application form from our leasing department by emailing [info@skrtichliving.ca](mailto:info@skrtichliving.ca). All leasing is done on a first come, first serve basis.

There is NO conditional hold on any rental until completed application is received by the leasing department.

Once application is processed, first months rent and last months rent deposit is due in full within 5 days to secure the booking.

If payment is not received by the due date, the application will be voided and rental relisted without notice.

Please note, all deposits are **NON-REFUNDABLE** in the event an applicant withdraws for any reason.

Thank-you for your interest in The Pine Residence at Skrtich Living. We guarantee you will love where you live. Please do not hesitate to contact us if you have any questions or would just like to chat! Our office is open Monday to Friday from 9:00AM – 5:00PM (excluding holidays).

### **SKRTICH LIVING RENTAL OFFICE**

51 FRONT STREET SOUTH

THOROLD, ON, L2V 1W8

TELEPHONE: (905) 680-7470

EMAIL: [INFO@SKRTICHLIVING.CA](mailto:INFO@SKRTICHLIVING.CA)

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