

TRICAR NEWS

RESIDENT BULLETIN

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INTRODUCTION

Welcome to Tricar News! As we enter a new year, we are creating a new tool to communicate and to share interesting and exciting Tricar news and updates that we feel will benefit our residents and our community. We aim to make this both helpful and informative. Regular building updates will continue to be posted in the mail room, outside the building manager's office and in the common areas of the building.



New Property Highlight - Riverwalk

Located in downtown London at the forks of the Thames is Tricar's brand new purpose-built rental building. Riverwalk features stunning views of the Forest City and is nearing completion. Packed with luxury finishes and exceptional amenities, this twenty-four-storey building with 240 residential units is now leasing. The first residents moved in September 2020 with occupancies continuing as the upper floors are completed.



For more information, please visit the Riverwalk page on the Tricar website www.tricar.com/Riverwalk.



Christmas Charity Donations

This past holiday season was like no other due to the COVID-19 pandemic. In lieu of regular holiday events, Tricar engaged our residents and made a charitable donation of \$500.00 per building on behalf of our residents to the charity of their choice. The following charities received donations as listed:

- The London Food Bank \$3,250**
- London Humane Society \$1,250**
- The Inn of the Good Shepherd (Sarnia) \$500**

Thank you to those who participated, and we look forward to making future donations with resident input as well as getting back to our annual holiday festivities this coming season.

Rent Freeze for 2021

Great news and a little relief for all renters in Ontario! The Government of Ontario passed legislation to freeze rent at 2020 levels.

This means that rents will not increase in 2021.

If a rent increase will apply in 2022, please know that Tricar will provide 90 days' notice in accordance with the Residential Tenancies Act.

The Tricar Group would like to sincerely thank everyone for your patience, understanding and cooperation throughout this past year. 2020 reminded us that we are stronger together and if we continue to work together we can keep our community safe. If there are any items you would like to see included in our next newsletter, or if you have questions you feel many other residents would benefit from having answered in this forum, please let us know by emailing ttg@tricar.com



Building Manager Appreciation

Tricar would like to take this opportunity to recongnize a member of our committed building staff and highlight the hard work and dedication that goes into operating Tricar properties.

Michael McKenzie has been with Tricar and serving the residents of Riverview for 2 years. Michael recently went above and beyond his regular duties when a nearby construction project caused a safety hazard for residents and

their visitors. Michael proactively instituted barricades and kept watch over the excessive traffic flow on the property as drivers tried to bypass the lane restrictions and used the Riverview laneways as a shortcut.

The Riverview residents and The Tricar Group applaud Michael for his efforts and believe he went above and beyond to keep the residents safe while maintaining the building in his jovial and warm demeanour. ***Thank you Michael!***



Tricar Field

In August 2020, Tricar completed and opened Tricar Field behind its corporate office on Colonel Talbot Road. Tricar Field is a state-of-the-art facility with artificial FIFA grade turf, lighting and a clubhouse. Tricar is dedicated to improving our community and Tricar Field is an example of that commitment. Home to London TFC Soccer Academy, Tricar Field will benefit children of all ages for many years to come.

Anyone can be a Good Neighbour!

Community spirit is important, now more than ever! This year, Tricar would like to recognize residents that have made a difference in their community. We encourage you to recognize a fellow resident in your building and share a short story about what this person has done to improve your community since the beginning of the COVID-19 pandemic in any of the following ways:

- Someone who contributes to positive community spirit
- Someone who has helped to enhance the quality of life in the building through words or deeds
- Someone who supports or welcomes neighbours through acts of kindness
- Someone who has contributed to the overall safety of the building

We welcome you to nominate your neighbour to be highlighted in our next newsletter by emailing ttg@tricar.com

As COVID-19 continues to be a major concern and health risk, Ontario declared a second state of emergency and stay-at-home order. Office hours for building managers have been suspended temporarily. Please contact your building manager by phone if you require assistance.

COVID-19 UPDATE

All common area amenities remain closed and booking for the guest suite will not be permitted during this time. Maintenance staff will only enter occupied units for urgent and emergency situations which include, no water, no power, no heat, leaks, smoke alarm malfunction, fire and some appliance issues. If unit entry is required, your building manager will provide you with a 'COVID-19 Declaration – Notice of Entry' form to sign.