DISTRIBUTION TO OWNERS OF OVER 11,500 APARTMENT BUILDINGS

SKYVIEW
REALTY LTD., BROKERAGE

SkyViews

Apartment Report - Fall 2026

CLIFF'S CORNER

I hope you all enjoyed the great summer weather we had this year, and you are now ready to hit the ground running as Fall begins.

There are a bunch of changes occuring at the Landlord Tenant Board starting in September, many of which have great benefits to owners such as yourself. I have included in this edition, the summary of changes coming, as sent out to landlords by the Greater Toronto Apartment Association last month.

We continue to see our sector strengthening as more and more properties are coming to market and completing their sales at a good pace. Financing processes still somewhat lag but have improved, and interest rates have, for the most part, settled into the new normal range - though we have seen a recent spike in the CMB rate due to the unease in the Middle East and trade war tensions.

Skyview Realty has had some recent sales transactions where a number of buyers who were unsuccessful in the offer process, continue to look for more product. If you are thinking of selling, we may have the right buyer for you. Reach out to me today and I can assist you with your next property disposition.

Cliff Ford
Sales Representative,
Director of Sales & Marketing

YOU HEARD IT FROM THE EXPERTS...

CHANGES TO THE RESIDENTIAL TENANCIES ACT

By Greater Toronto Apartment Association (GTAA)

Several RTA changes are coming into effect on September 21, 2026.

Highlights of Changes

Non-payment of rent via a shorter N4 period: 7 days instead of 14 days before you can file an L1. *(Refer to Section 59, RTA)*

Persistent failure to pay rent on the date due, which was ambiguous when announced, but now clarified in the Regulation: "failed to pay rent within 7 days of the date it becomes due and payable on at least 3 occasions within any 6-month period." In summary: 7 days late, 3 times in 6-month period … then you file an N8. *(Refer to Section 8.1, O. Reg 516/06)*

If a tenant wants to raise any issue that could be the subject of a tenant application to the LTB at a hearing for non-payment of rent, the tenant must: Provide advance notice to the landlord; and Pay the landlord 50% of the arrears claimed in the landlord's application at least 7 days before the hearing. *(Refer to Sections 82, RTA, and 8.3, O. Reg 516/06)*

Where a motion is filed to set aside (cancel) an eviction order that was issued without a hearing based on an agreement between the landlord and tenant to end the tenancy, or the tenant having given the landlord notice of termination: LTB may only issue a set aside if satisfied, having regard to all the circumstances, that it would not be unfair to do so. LTB is prevented from considering a change in the tenant's circumstances as a reason to issue a set aside. *(Refer to Sections 77, RTA, and 8.2 O. Reg 516/06)*

There are also changes to N12 and N13-related matters, and some others. Please review the updates to the RTA and O. Reg 516/06.

To view the RTA at Tribunals Ontario Portal, please visit: ontario.ca/laws/statute/06r17

RECENT SKYVIEW SOLD TRANSACTIONS

179 Berry Rd, Etobicoke

Skyview Realty Ltd, Brokerage listed and sold this 23 unit building located in South Etobicoke. The property had been owned by the same family since the 1980s. It was very well maintained property. There was significant upside in rents on turnover. Additional space at the building may be converted to an extra unit. Skyview assisted the buyer and seller throughout the entire process to ensure a smooth transaction.

23 Suites

48 Meadowbrook Rd, North York

Skyview Realty Ltd, Brokerage listed and sold this 6 unit building located near Allen Road in North York. The property had a great tenant profile. On closing, there was one vacant unit for the buyer to start to renovate and raise to market rents. An opportunity to convert the garages to duplex units was available to the buyer. Skyview represented both the buyer and seller and worked with all aspects of the sale to produce a successful closing.

6 Suites

2027 Rental Increase Guideline: 1.9%

MEET THE SKYVIEW SALES TEAM

Danny Iannuzziello
President
Broker of Record

Cliff Ford
Sales Representative
Director of Sales & Marketing

Pat Villani
Sales Representative,
Associate Vice President

WE DON'T JUST LIST APARTMENT BUILDINGS... WE SELL THEM!

BATH (LOYALIST)

- Asking $5,600,000
- Asking $160,000 per Suite
- Good upside on turnover!
- Great location only blocks from Parks on Lake Ontario
- Electric baseboard heating with Tenants paying own Heat and Hydro
- Good tenant profile
- 35 x 2 Bedrooms
- Close to all amenities for the tenants
- Ex. 1st Mortgage of approx. $2,825,000 at 3.5% to be assumed by a Buyer
- Seller can provide a VTB 2nd mortgage at a low rate to facilitate the sale

35 Suites

SAULT STE. MARIE

- Asking $14,250,000
- Located close to the waterfront with views of the river
- Great Upside on Rents!
- Built in the 1980's
- Hydro paid by owner - potential to convert to smart metering
- 81st unit is currently in the process of being built
- 1 x Bachelors
- 48 x One Bedrooms
- 24 x Two Bedrooms
- 8 x Three Bedrooms
- Ex. 1st Mtg of approx. $8.8 million at 3.2% until 2032 to be assumed
- Seller will provide VTB 2nd mortgage at $2.2 million at 3.2% interest only

81 Suites

NORTH YORK

- Asking $1,995,000
- Asking $332,500 per Suite
- Great Upside in Rents!
- Well Located at Bathurst and Lawrence
- Parking Includes 4 Garages at Rear of Property and surface parking in the lane and front of building
- 1 x Bachelors
- 1 x One Bedrooms
- 2 x Two Bedrooms
- 2 x Three Bedrooms
- Great tenant profile with families
- All units except Bachelor pay their own hydro
- Treat Financing as Clear

6 Suites

NORTH YORK

- Asking $2,400,000
- Asking $480,000 per Suite
- Garages at Rear and Empty Space in Basement have potential for additional units
- Great location near Lawrence and Allen Road
- Large 3 Bedroom Units
- 5 x Three Bedrooms
- Additional space outdoors for more parking/storage at rear
- Units individually metered for Hydro
- One unit may be vacant on closing

5 Suites

SKYVIEW'S RECOMMENDED SERVICES

MULTI-UNIT RESIDENTIAL - RECENT TRANSACTIONS

18 Haggart St, Perth	Aug. 28, 2026	32 Suites @ $171,875	$5,500,000
44 Queen St N, Hamilton	Aug. 27, 2026	238 Suites @ $201,681	$48,000,000
1 Meadowglen Pl, Scarborough	Aug. 27, 2026	140 Suites @ $296,607	$41,525,000
3310 Fieldgate Dr, Mississauga	Aug. 27, 2026	40 Suites @ $261,750	$10,470,000
94 Sanford St, Barrie	Aug. 27, 2026	12 Suites @ $283,333	$3,400,000
60 Centreville St, Kitchener	Aug. 19, 2026	29 Suites @ $268,968	$7,800,000
1-21 Lexington Ave, Etobicoke	Aug. 14, 2026	71 Suites @ 291,549	$20,700,000
135 Connaught Ave, 543 Mornington Ave, London	Aug. 10, 2026	58 Suites @ $200,000	$11,600,000
20 Anglesey Blvd, Etobicoke	Jul. 31, 2026	25 Suites @ $252,000	$6,300,000
917 Main St E, Hamilton	Jul. 24, 2026	8 Suites @ $178,125	$1,425,000
4391 Jackson St, Lincoln	Jul. 3, 2026	11 Suites @ $182,273	$2,005,000
48 Meadowbrook Rd, North York	Jun. 19, 2026	6 Suites @ $333,333	$2,000,000
240 Stewart St, Ottawa	Jun. 4, 2026	31 Suites @ $246,774	$7,650,000
334-344 Dacey Rd, Sault Ste Marie	Jun. 2, 2026	104 Suites @ $119,692	$12,448,000
179 Berry Rd, Etobicoke	Jun. 1, 2026	23 Suites @ $263,043	$6,050,000

SOURCE: Realtrack Inc. www.realtrack.com 1-877-962-9033

WATCH ON INTEREST RATES

SOURCE: www.bankofcanada.ca

SkyViews
Fall 2026

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