

## Water Woes: Dealing With Condo Leaks

When it comes to a water leak in your condo unit, who is on the hook for the cost of damages can get murky, but asking the following questions will help provide clarity:

**What was damaged?** – Before cleaning up, take photos of all the damage, move belongings away from the leak, and avoid discarding damaged items until the issue is resolved.

**Who is responsible for maintaining and repairing what has been damaged?** – Check local by-laws and your condo's master insurance policy for this. Forward the condo insurance policy to your insurance agent so they can help you determine who is liable and what is covered.

**Does negligence or insurance cover any of the damages?** – If, for example, you believe the leak is coming from your upstairs neighbour, calmly visit them immediately to prevent further damage and report it to your property manager. Damages might be covered because of negligence from your neighbour. Property



management could be liable, or your own insurance may cover it.

In a worst-case scenario, if it's determined your neighbour or property management company is liable and they refuse to recover the cost of damages, you can choose to take legal action.

In any event, responding promptly to water leaks is essential to minimizing your losses.



## Making the Most of Small Spaces

Living in a condo can have its space challenges, but with a little thought and creativity, you can maximize the space to its full potential. How so?

1. **Multi-functional, collapsable furniture** – Think Murphy beds that fold up against the wall, a pull-out desk or dining tables that expand for gatherings and fold up for a smaller size table, ottomans and coffee tables with storage space, a daybed that doubles as a couch or pull-out sofas – you get the picture.
2. **Go vertical** – Maximize your floor space with floor-to-ceiling shelving. Use your wall space to install floating shelves. For pots and pans, use hooks or a wall-mounted rack.
3. **Trick the eye** – Make rooms appear bigger by using mirrors, glass tables, neutral paint colours (e.g. pastels, off-whites, light grey), and pot lights rather than bulky fixtures.
4. **Simplify** – Choose statement pieces over a lot of knick-knacks to create a clean and simplified look rather than a cluttered look, which will make your space feel bigger.

Try these simple design ideas to have everything you need to live comfortably in a space that feels airy and spacious.

## Pest-Proofing Your Condo

Whether it's mice or centipedes or some other unwanted guest, you may have dealt with a pest issue somewhere along the line, and if not, ongoing preventative measures can keep it that way. For some helpful tips about preventing creepy crawlers from taking up residence in your condo, read on.

- Keep up on your housekeeping. A single crumb might seem inconsequential to you but could be a big feast for a repulsive pest.
- Keep food stored in airtight containers. Some pests can get through thin plastic or cardboard packaging.
- Don't leave standing water around and fix leaky faucets immediately.
- Seal cracks near windows, doors, and baseboards.
- Keep your waste containers clean and the lids tightly closed.
- Declutter, including on your balcony if you have one. Small, dark spaces are ideal nesting spots.
- To dissuade bed bugs, clean bedding often and use light-coloured sheets so it's easier to see them.

Signs of rodent activity could include pellet-like droppings,



evidence of gnaw marks, tiny holes in the floor or wall, bad odours, or scurrying and scratching sounds, especially at night.

If you notice any signs of pest activity, nip it in the bud as soon as possible. Left unchecked, pests can cause damage to your condo, in addition to spreading disease to you and your loved ones.