

Giving a Room a New Lease on Life

Have you ever felt the need to reorganize the rooms in your condo just to have a change? If you are in the mood for switching things up, read on for some helpful guidance.

Begin by **considering how the room is used** and if the layout and design are meeting your needs. You may discover that redesigning or refurnishing can give your unit a revitalized look and expanded functionality. If it's a small space, choose dining tables that fold up or expand, or a Murphy bed to fold up when not in use. If the room serves a dual purpose, adding a room divider might make it more functional.

When reevaluating a room, **position the focal point first**, which is the largest piece of furniture, like a bed or couch, that serves as a visual anchor. Make sure that **the furniture you choose is proportionate to the room**. If your furniture is too big or there is too much of it, the room will feel cramped. If the furniture is too small, the room will feel too empty. If space allows, move the furniture away from the walls for an airier feel.



If you want to take your room refresh to the next level, consider hiring an interior designer.

If you are making major changes, be sure to check with your property management company and review your condo bylaws about any rules or restrictions you may need to be aware of.



6 Dangerous Smells to Be Wary of Around Your Home

1. **Sweet** smells could indicate there's a coolant leak from the HVAC system or refrigerator, which can be toxic if inhaled.
2. **Fishy or burning** smells could indicate an electrical issue and a potential fire hazard.
3. **Rotten egg or chemical** smells could be a natural or septic gas leak.
4. **Musty or mouldy** smells can indicate water leaks and/or poor ventilation.
5. **Sewage or rotten meat** smells could be a clogged or cracked pipe, or a blocked air vent.
6. **Ammonia** smells might indicate a decaying animal, pet urine, or an appliance or gas leak.

To avoid carbon monoxide poisoning, which is odourless, always keep a working detector in your unit.

Note that this is not an exhaustive list. Always hire a professional if you are unsure.

Getting Your Reno Ducks in a Row

Whether you are an enthusiastic DIYer ready to tackle your next reno, or you know someone who is, before the project starts, read on.

Research whether you need **condo and/or property management approval, or if permits or trade authorizations are required for the work being done**. Failing to do so can result in fines, denied insurance claims, cancelled or stalled renovations, or complicate the potential sale of your unit.

Typically, you will need some form of authorization for **structural changes** to your unit (e.g., removing load-bearing walls or adding new openings) or for altering your **electrical or plumbing systems** (e.g., rewiring, installing new circuits, changing water supply and drainage systems). Other possible reasons for needing authorization could be making changes to your HVAC system.

Rules regarding renovations **vary by condo buildings and municipalities**, so be sure to investigate them and check what your **insurance policy** requires for coverage. Note also that some condos may require pre-renovation and post-renovation inspections to ensure compliance with safety and building code regulations.

