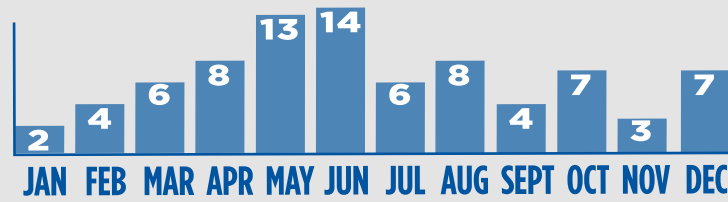


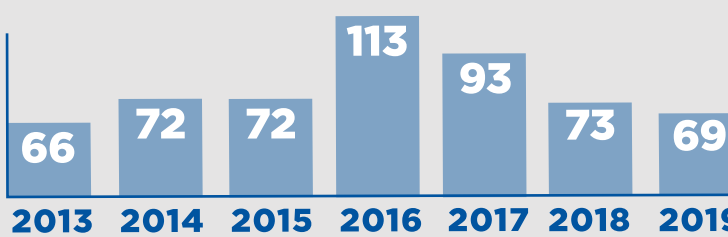
## 2018 CLEARVIEW SALES



## 2019 CLEARVIEW SALES & INVENTORY



## YEAR TO DATE SALES TO OCTOBER 31

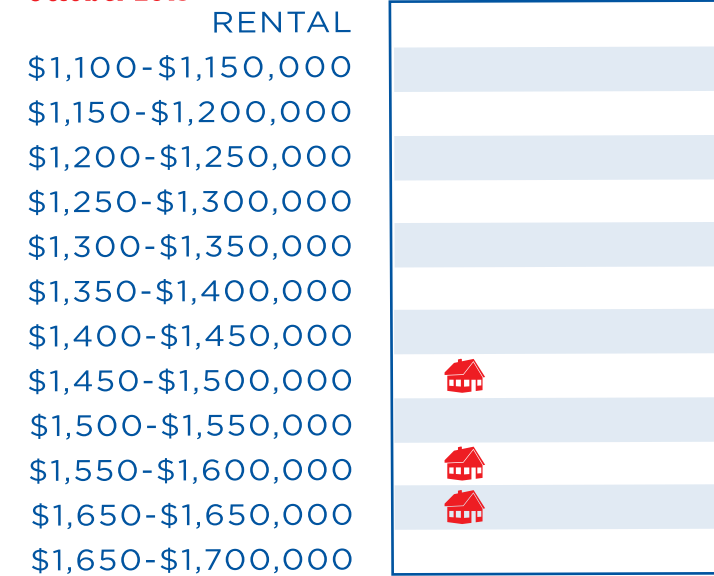


## CLEARVIEW LISTINGS November 1, 2019

1286 VALERIE CRESCENT	LINK	2,700
1275 VALERIE CRESCENT	LINK	2,800
1259 GREENWOOD CRESCENT	DETACHED	3,700
1432 EDDIE SHAIN DRIVE	DETACHED	1,095,800
2986 KINGSWAY DRIVE	DETACHED	1,198,000
1081 BEECHNUT ROAD	DETACHED	1,200,000
2719 KINGSWAY DRIVE	DETACHED	1,225,000
2690 HARDY CRTESCENT	DETACHED	1,299,900
2742 HARDY CRESCENT	DETACHED	1,448,888
1146 JONATHAN DRIVE	DETACHED	1,528,800

## WHERE THEY SOLD

October 2019



## SPOTLIGHT ON A LOCAL PROFESSIONAL

### Adrienne Van Veggel Professional Coach

FaceBook: Adrienne Van Veggel  
avanveggelcoaching@gmail.com | 416-648-5317

*"Executives and HR managers know coaching is the most potent tool for inducing positive personal change, ensuring better-than-average odds of success and making the change stick for the long term."*  
The Ivy Business Journal

Adrienne is in the final stages of obtaining her accreditation as a professional coach. During this time, she will be able to take on clients in Clearview at a discounted rate. As a professional coach with a Human Resources background, she can help people who:

**Want to get better results from his/her team**  
**Are struggling to get to the next level**  
**Are looking to make a change**  
**Are experiencing a major life change**  
**(e.g. job loss, divorce, empty nester, etc.)**

Support your local business community.  
If you want to be featured in the SPOTLIGHT on a local professional, send your request to George ( george@georgekloet.com ) or Brenda ( brenda@BrendaApel.com )

NOVEMBER 2019 | VOL. 24 #11

RE/MAX

# Clearview

MARKET WATCH | Sheridan Gardens & Sherwood Heights Subdivisions

## WHAT'S INSIDE

### WHERE THEY SOLD

CHECK OUT THE HOMES SOLD LAST MONTH, INVENTORY OF HOMES FOR SALE AND HOW WE ARE DOING COMPARED TO THE LAST 7 YEARS

### OUR LISTINGS

SOME CURRENT LISTINGS  
HOME SEARCH | UPCOMING LISTINGS

### AIR BNB

GOLD MINE OR LAND MINE?  
MARK WEISLEDER

THE NUMBER OF HOMES SOLD IN CLEARVIEW BY GEORGE KLOET & BRENDA APEL

YOUR LOCAL RE/MAX REALTORS

## INVENTORY DOUBLES IN THE MONTH OF OCTOBER

**Clearview November 2019.** October 2019 was an odd month here in Clearview. On October 1, there were just 5 listings; two rentals and 3 detached homes. The 3 detached homes had been on the market for months. Realtors could sense it. Buyers who earlier in September were itching to buy a home cooled off. Sellers who were hoping to list before the snow flies, called to say that they were waiting until the new year. This rare occurrence is not unusual and happens about every 4 years during the run up to a federal election in Canada. On rare occasions we also see it before a US presidential election.

Most people do not like change. Especially those who have financial obligations and jobs that just barely pay the bills. Any change in paid hours or benefits could tip the scale. A federal election could result in a complete change in the political landscape and could very well effect their ability to maintain their standard of living. The 2019 election was too close to call right up to election day. Those currently working for the government; teachers, police, fireman and medical professionals etc. voted en masse to keep status quo. These are important positions and we owe them a debt of gratitude for their service. They too do not like change.

We entered the month with just 5 listings. Seven new listings came onto the Multiple Listing Service in October, doubling the

inventory to 10 where it stands today. Five listings came out immediately after the federal election. There was no change in federal leadership and so for most residents of Ontario there would be no significant change in job security and future uncertainty. Sellers and buyers in the GTA can now make decisions based on their needs without unknown outside influences. However our country is very divided and the election showcased the issues.

There were just 3 sales last month. Two homes sold over 1.5 million dollars which has only happened a few times this year. Although the number of annual sales is lagging a bit behind last year the increase in inventory could see that gap closed by months end. It's clear from last month's sales, homes that are well maintained with quality upgrades are still selling at exceptional prices. Homes in Clearview have steadily gone up in 2019 and once again are nearing the price point that was set in the spring of 2017.

In this edition is a graph produced by the Toronto Real Estate Board that shows the average monthly house price over the past four years. Very interesting.

As always, if we can be of any help with your real estate questions, your personal property or investments, please do not hesitate to contact either Brenda Apel or George Kloet, your Clearview Realtors.

**KLOET**  
YOUR CLEARVIEW REALTORS  
**APEL**

RE/MAX Realty Enterprises Inc. Brokerage

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# AIR BNB: Gold mine or land mine?

By Mark Weisleder



## What are the rules for Airbnb?

Every city will set its own rules for renting out all or part of a property on Airbnb or other short-term rental websites. In Toronto, for example, it is expected that only a principal residence will be able to be used for Airbnb. You can either rent out up to three of your bedrooms, or you can rent out the entire home, up to 180 days per year. You will also have to pay \$50 to register the unit with the city and charge a four-per-cent tax.

## Are guests considered tenants under the Residential Tenancies Act of Ontario?

This is not a simple answer. If you are living in a home or condominium and you just rent out rooms to guests on Airbnb, they are not tenants and can be treated as a guest and must leave when you ask them to leave. You do not have to use the Ontario Standard Form Lease. However, if they are renting your entire home, even for a few days, an argument can be made that they are in fact tenants and you need to sign the Ontario Standard Form Lease, which will govern the relationship. It will make no difference if this is a furnished apartment or not.

## Can you evict a tenant to turn the unit into an Airbnb?

The likely answer to this is no in Ontario. While an eviction is possible if you are converting the unit to a commercial use, it is not permitted when the business will be for

Airbnb. It will also likely not be possible to evict someone using the personal use family reason and then trying to rent all or part of the home on Airbnb before one year after the eviction. This could lead to penalties under the act.

## Can you evict a tenant who is renting your unit on Airbnb without permission?

The answer is likely yes. This would be considered either an illegal sublet if no permission was granted in advance and a violation of the act, in that the tenant would be subletting for more money than they are paying in rent. However, the landlord would have to start eviction proceedings regarding any sublet within 60 days of finding out.

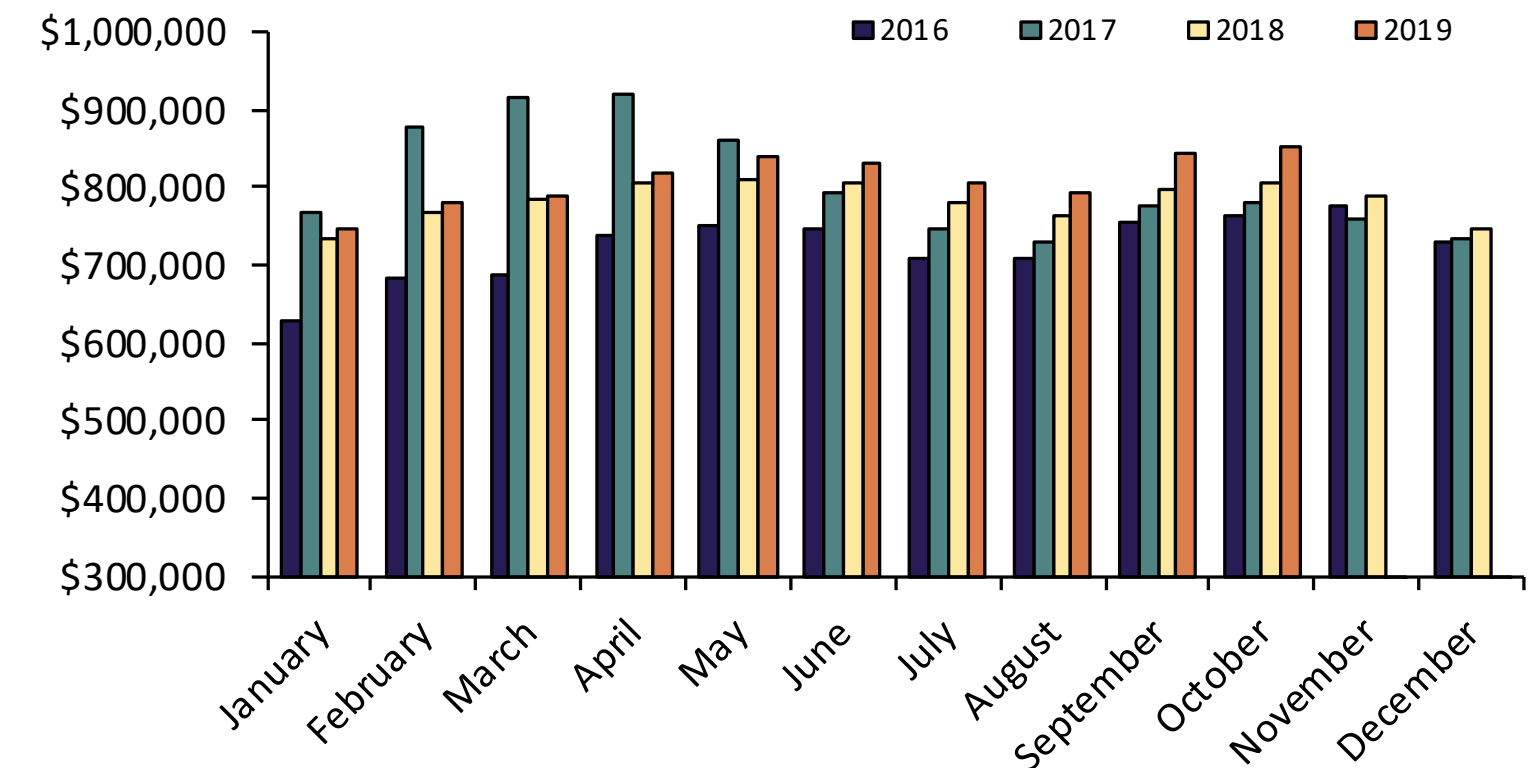
## Will insurance cover any damage caused by guests?

Airbnb and similar sites offer insurance coverage, but it is recommended that you also inform your own insurance company if you are planning to rent it out, since the risk of damage will increase. For example, if the guest and owner privately agree to extend their stay without going through the short-term website, the website insurance policy will likely deny any claim. Further, if damage occurs that was not caused by the guest, the owner's insurance claim to their own company will likely be denied if they were not advised about the new use of the property.

Mark Weisleder is a partner, author and speaker at the law firm Real Estate Lawyers.ca LLP. Contact Mark at [mark@realestatelawyers.ca](mailto:mark@realestatelawyers.ca).

# TREB Housing Market

## TREB MLS® Average Resale Home Price Monthly with Three Previous Years for Comparison



The Toronto Real Estate Board prepares and will release to their members and the public a number of charts each month. One interesting chart was published a few days ago that shows the roller coaster ride the resale market has been on over the past few years. This chart compares the average resale house price in each month over the last four years.

The green bar show the average sale price in 2017, the year that the resale market in the GTA increased by about 20% in one year. Many of the homes were purchased by investors with buckets of "off shore" money. The graph clearly show that trend ended in May of 2017 when the Provincial and Federal governments implemented the Foreign Buyer Tax.

If you recall, there were times in my past newsletters when I mentioned that resale prices also dropped by about 20% in about a year from the second half of 2017 to the later half of 2018. I also mentioned that resale prices of homes were once again close to resale values of 2016. Check out the December bars...the average resale value in 2016, 2017 and 2018 were almost identical. Yes, many of our neighbours hit the jackpot when they sold in 2017 and moved out of the area but the rest of us really did not lose money...but there was just a brief time in history when our homes were worth a lot more.

And now the good news. Resale values are moving upwards as shown by the brown bar representing resale values in 2019. Your principal residence in Clearview is still a great investment.

Source: Toronto Real Estate Board  
Explanation: This chart plots the monthly MLS® average home price for the current year and the previous three years. The recurring seasonal trend can be examined along with comparisons to previous years for each month.



**NEW LISTING!**

The Hawthorn model, one of the most popular offered by Kaneff Homes. OPEN CONCEPT kitchen/dinette/family room overlooks a very private backyard with mature trees. Columns and crown molding. Freshly painted. Hardwood floors. Updated windows. Combined living/dining room. Four bedrooms. Large master ensuite. Back and front yard patios. Call for your private viewing!

**1081 Beechnut Road  
\$1,200,000**

