

## TO MY VALUED CLIENTS

### How to protect yourself from real estate title fraud

Title fraud, which involves stealing a homeowner's identity to refinance or sell their home without them knowing, is on the rise in Canada. Title fraud basically occurs when a person uses fake identification or forged documents to steal the identity of a homeowner and take away their "title", or legal ownership, of a property. Once fraudsters have their hands on a property's title, they can re-mortgage it, sell it to an unsuspecting buyer, or extract value from it in some other way and make away with the proceeds.

Fortunately, homeowners can take concrete steps to protect themselves from real estate fraud. Here are some of the things you can do to mitigate the risk:

- Be wary of who you share personal information with.
- Shred documents containing personal information before placing them in the garbage.

- Limit mail theft by regularly retrieving mail.
- Notify the post office, financial institutions, and other service providers of your new address when you move.
- Get title insurance. Title insurance is an insurance policy that protects property owners and their lenders against losses related to the property's title or ownership, including from title fraud. While it can't protect you from becoming a victim of fraud, it will mitigate its consequences.

As usual, your client referrals are both highly valued and greatly appreciated. Until next time, take care!



*Kateryna Borysenko*

Sales Representative



d: **416.803.1249** • o: **647.479.8477**

results@yorkregionhomefinder.ca • yorkregionhomefinder.ca



HomeLife Classic Realty Inc., Brokerage  
1600 Steeles Avenue West, #36  
Concord, ON L4K 4M2

*Your Comfort is  
our Reward*

## PEARLS OF WISDOM



### Best "Out-of-Office" automatic email replies:

"I am currently out at a job interview and will reply to you if I fail to get the position. Be prepared for my mood."

"You are receiving this automatic notification because I am out of the office. If I was in, chances are you wouldn't be receiving anything at all."

"Sorry to have missed you, but I am at the doctor's having my brain and heart removed so I can be promoted to our management team."

FEBRUARY 2023

REAL ESTATE NEWSLETTER

YORK REGION HOME FINDER

# MARKET NEWS

## GTA MARKET SOFTNESS CONTINUES IN JANUARY BUT POSITIVE SIGNS ARE ON HORIZON

### Market Highlights

- Despite continued market softness in January, the Bank of Canada announcement that further interest rate hikes are likely on hold for the foreseeable future bodes well for the market
- Despite another increase in variable rates in January, the 5-year fixed rate actually started to trend lower compared to end of last year
- The expectation is that this trend will continue, further helping with affordability as we move through 2023
- In addition, record population growth and tight labour market conditions will continue to support housing demand on a go forward basis

### Resale Home Sales

**-44.6%** year  
year

Jan 2023

**3,100**

Jan 2022

**5,594**

### Average Resale Price

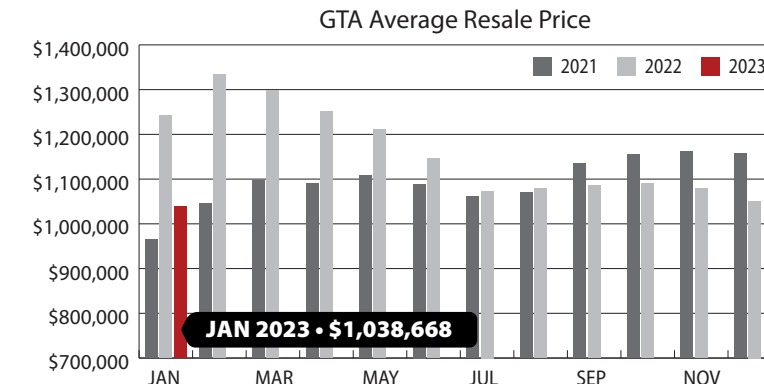
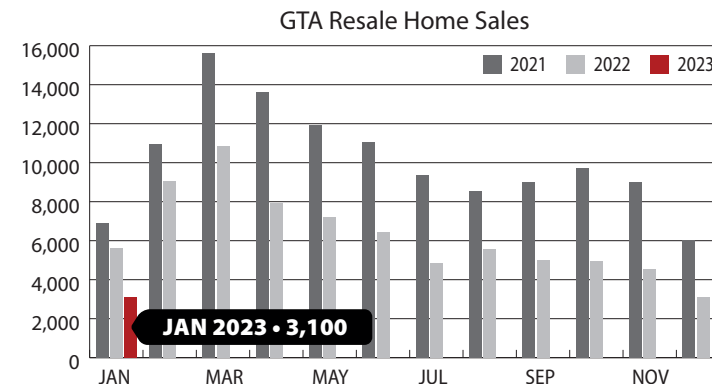
**-16.4%** year  
year

Jan 2023

**\$1,038,668**

Jan 2022

**\$1,242,407**



for more detailed GTA statistics: **KATERYNABORYSENKO.INFO**



*Kateryna Borysenko*

Sales Representative



d: **416.803.1249** • o: **647.479.8477**

results@yorkregionhomefinder.ca • yorkregionhomefinder.ca



*Your Comfort is  
our Reward*



# TIPS FOR ORGANIZING YOUR CONDO KITCHEN



If your condo has an open-plan concept, it can be tough to hide the many sins left over after cooking in the kitchen. Dirty dishes, open drawers, an overflowing pantry, and pans that just won't fit neatly are all on display for all your guests to see. But it doesn't have to be that way — it's time to get inventive. With the help of portable workspaces and some makeshift storage, you can keep your kitchen tidy — no matter the size.

### CUSTOMIZE YOUR CABINETS

Any condo owner lives by the mantra of “no space wasted”. Build on the existing space by customizing every available workspace and cabinet — think of it as an organizational game of Tetris. The cupboard under your sink that gobbles up your bin bags? There's a rack for that. The drawer that never opens properly because of a stray spoon? Dividers. Brooms that slip behind the fridge? Hangers.

### PORTABLE WORKSPACES

Hosting can be particularly stressful when you're working in a small space. Investing in portable furniture is a really great option if you don't need storage all the time. A portable kitchen island, a bar cart, or a butcher's trolley is a great way to store additional items you don't need every day. Simply roll them into the centre of the kitchen when you need extra counter space and tuck them away in a corner or even your living room when you don't.

### HIDE OCCASIONAL USE ITEMS

Sure, popcorn machines and KitchenAid mixers are heavenly — but if you don't use them on a daily basis, you might want to consider moving them out of your prime kitchen spaces. Hide them on the top of kitchen cabinets or even under your bed, so your commonly used items have plenty of room to breathe in the kitchen.

### DECLUTTER

If you've had a pancake maker for five years and you've never used it, it's safe to say you never will. When you just don't have the square footage to store it for a rainy pancake day in the future, it's better to sell it or gift it and clear some precious space. Go forth and purge — you won't regret it.

### PANTRY PUZZLES

Petite pantries not only give us less space, but they're also breeding grounds for chaos. We've all shoved a poorly balanced jar into a cabinet, closed the door and hoped for the best. However, simple organizational tips can help get things shipshape. Decant things into clear stackable tubs or jars (so you can see when

you're running low), label them clearly or create a makeshift Lazy Susan so you can spin your spices and find what you need with ease.

### TOP DRAWER

We often opt for cabinets when storing frequently used items like oils, spices, and condiments. However, this can lead to a lot of peering for the right jar on your tippy-toes, or worse — climbing on top of counters. Your drawers are the perfect height to reach and view, so consider shuffling your cabinets around to make life easier.

### CLEAR COUNTERTOPS

When guests visit, you're only as tidy as your countertops. Give some order to what you can't hide, like a jar to house your faves, like whisks, slatted spoons, and ladles. Invest in a spoon rest, so you can stir your pasta without getting sauce all over your counters.



# A Guide To Understanding Property Lines

Property lines are boundaries that decide where one property ends and another begins. But who defines them, and how are they enforced? Believe it or not, fences aren't just for decoration — they usually illustrate where one property ends and another begins. Before you decide to add a garden shed, make sure you know your property lines. Here's what you need to know to ensure no lines — or neighbours — are crossed.

### What are property lines?

Property lines are another wway of describing the boundary that determines where one property ends and the next one begins. While you could probably go months (or even years) without stopping to wonder about the precise location of you and your neighbour's property line, they come in handy when features are installed like fences, swimming pools or other additions. Some may have physical markers, while others are invisible.

Technically, a property line refers to the measured distance of the land at the front of the house (also known as a home's frontage). The boundaries on either side of your house are known as sidelines. It's useful to know what these are so you don't encroach on your neighbour's property with any renovations or additions you're looking to make.

“Chat with your neighbour and consult with them about any landscaping or improvements you're thinking of making as a courtesy.”

### How can you find out where they are?

In order to understand your property line from a legal sense, you'll need to see an up-to-date survey of your property. There are other ways to check your property's boundaries — a homeowner's deed should give a legal description of your plot of land, and if it was recently purchased, you should be able to request a copy from a mortgage or title company. You can also pay to use websites like protectyourboundaries.ca

However, for the full legal green-light before any renovations, we recommend consulting a licensed Land Surveyor.

### What if a neighbour builds something on your property?

This is what's known as encroachment. Even if you don't mind that your neighbour's fence is crossing the property line, a boundary issue could become a big headache down the line when you're looking to sell. Most mortgage lenders require buyers to obtain a current survey, and Title Insurance is dependant on it, so problems could arise if it hasn't been resolved.

### Can you build a fence on the property line?

Perhaps your neighbour is looking to put up a fence between your two properties in order to intentionally establish a border. In this instance, the provincial Line Fences Act would have a guiding hand. Usually, the principle applies that neighbours should pay 50/50 for the cost of installing a fence, unless one neighbour prefers something more extravagant.

### What about trees on the line?

So how do you deal with a boundary issue involving nature? If a tree is located on your property line, laws generally dictate that both neighbours are responsible for taking care of maintaining it. If the tree is located on one property, but its branches hang over the other, the branches can be trimmed back.

### Conclusion

It's easy to get bogged down in legalities, but at the end of the day, property lines exist to respect everyone involved. Chat with your neighbour and consult with them about any landscaping or improvements you're thinking of making as a courtesy. Be sure to enlist a professional to make sure you understand all the rules.

*This information should not be relied on as legal advice, financial advice, or a definitive statement of the law in any jurisdiction. For such advice, please consult your own legal counsel or financial representative.*