

# CAPREIT COMMUNITY

ISSUE 1 | 2026  
www.capreit.ca

CONNECTING RESIDENT COMMUNITIES ACROSS CANADA

## Ask Mark Anything

*President & Chief  
Executive Officer answers  
your questions*  
PG. 1

*Resident Spotlight*  
PG. 2

*Prepare Your Home with  
Smart Storage Solutions*  
PG. 4



CANADIAN APARTMENT  
PROPERTIES • REIT

**#BESTPLACETOLIVE**



# Ask Mark Anything

**Mark Kenney**  
President & Chief Executive Officer

As we wrap up the first quarter at CAPREIT, President & CEO Mark Kenney addresses resident questions about weather-related challenges and seasonal transitions, highlighting how our teams work together to ensure our communities remain safe, reliable, and well-supported throughout the year.

## **In what ways do we, as a community, adapt when winter throws unexpected challenges our way?**

During the winter months and seasonal transitions, our property teams work proactively to help keep our communities safe and well-maintained. This includes everything from pre-season inspections and preventative maintenance to timely snow removal and ongoing monitoring of building systems.

Of course, even with careful preparation, changing weather conditions can bring unexpected challenges. That's why we remain vigilant and responsive throughout the season.

By combining proactive planning with timely communication, we can continue to navigate seasonal changes with confidence.

## **Why is the transition from winter to spring an important time for preventative maintenance?**

Seasonal transitions can reveal issues that may not be visible during colder months. As temperatures rise, freeze-thaw cycles can impact infrastructure in ways that require close attention.

This is why our teams stay focused on preventative maintenance, by reviewing building systems, addressing wear and tear from winter, and preparing for the months ahead. Taking a proactive approach helps minimize disruptions and ensures a consistent resident experience year-round.

## **Are there simple ways residents can help reduce the risk of seasonal issues during this time of year?**

There are a few simple steps residents can take to help reduce risk, such as ensuring windows remain properly closed during colder days, including early spring, which can help prevent temperature-related issues within suites. Equally important is reporting anything out of the ordinary, such as moisture, dampness, or potential leaks, through the Resident Portal as soon as possible. Early reporting helps our teams respond quickly and effectively, preventing small concerns from turning into larger issues.

If you would like your question to be featured in our newsletter, please submit to [goodnews@capreit.net](mailto:goodnews@capreit.net).



## CAPREIT RESIDENT SPOTLIGHT

# Celebrating 100 Years of Life, Wisdom, and Community

1560 Bloor Street East Townhomes | Mississauga, Ontario

In January, we had the honour of celebrating an extraordinary milestone at 1560 Bloor Street East Townhomes in Mississauga, ON. One of our cherished residents reached an incredible 100 years young, and the property team was proud to visit her home and share in the joy of this remarkable moment.

Her warmth, resilience, and generous spirit have made her a beloved presence within her community. When asked about the secret to her vibrant health and longevity, she offered a beautifully simple philosophy that reflects a lifetime of intention and care:

***“Whole food remedies will extend your youth.”***

She has called 1560 Bloor Street East home since May 1980—an inspiring 45 years of connection, stability, and community. Her story is a testament to the people who make our neighbourhoods so special and to the meaningful relationships that grow over time.

Please join us in wishing her the happiest 100th birthday as we celebrate a century of life, wisdom, and the enduring sense of belonging that defines the resident experience across CAPREIT.

# Why Tenant Insurance Matters



Weather can be unpredictable.

Did you know?

Water related incidents are becoming one of the most common causes of damage in residential communities.

From frozen pipes to sudden thaws and heavy rainfall, these events can lead to costly losses, and often when residents least expect it.

Tenant insurance is one of the most effective ways to protect yourself from unexpected expenses caused by water damage, flooding, and other weather-related events. It covers your belongings, helps with temporary living expenses if your unit becomes uninhabitable, and can even protect you from liability if damage spreads to neighbouring units.

If you already have tenant insurance, please email your proof of tenant insurance to your Management Office. If you don't have coverage yet, now is the perfect time to explore options. For questions, contact our CAPREIT Tenant Insurance team at 416-354-0120 or [tenantinsurance@capreit.net](mailto:tenantinsurance@capreit.net).



## REAL LIFE EXAMPLE

### Pipe Rupture Due to Weather Impacting Two Units

A resident left home for a long weekend during a severe cold snap. A pipe froze and ruptured, sending water into their suite and the neighbouring unit.

#### Loss:

**Unit 1:** \$25,000 in damaged clothing, electronics, and furniture

**Unit 2:** \$15,000 in damaged personal belongings

**Additional Costs:** Temporary hotel stay for 4 nights



**With Tenant Insurance:**  
Covered



**Without Tenant Insurance:**  
Resident responsible for all personal losses and accommodation expenses

**REMEMBER: CAPREIT'S INSURANCE DOES NOT COVER FOR LOSSES TO YOUR BELONGINGS OR OUT-OF-HOME EXPENSES.**

# Weather can be unpredictable.

## Your coverage shouldn't be.

### PROTECT YOUR HOME WITH CONFIDENCE

#### Already covered?

Simply send your proof of tenant insurance to your Management Office and you're all set.

#### Still exploring your options?

There's no better moment to secure the protection you deserve.

CAPREIT residents can take advantage of promotional rates, and you're always welcome to explore coverage with the insurance provider of your choice.

**APOLLO Insurance:** [apollocover.com/lp/capreit](https://apollocover.com/lp/capreit)

**Westland Express:** [westlandexpress.ca](https://westlandexpress.ca)

**For Students:** [westlandexpress.ca/CAPStudent](https://westlandexpress.ca/CAPStudent)

**QUESTIONS? OUR TEAM IS HERE TO HELP YOU FIND THE RIGHT COVERAGE WITH EASE.**

Connect with the CAPREIT Tenant Insurance team at 416-354-0120 or [tenantinsurance@capreit.net](mailto:tenantinsurance@capreit.net).



## Prepare Your Home with Smart Storage Solutions

With the Spring season on its way, now is the perfect time to start thinking about refreshing your home for the warmer months ahead. A little early preparation can make your seasonal transition smoother, lighter, and far more organized.

As many residents begin switching out winter gear and clearing space for spring and summer essentials, this is also an ideal moment to explore storage options available within your community. Your property management team is available to discuss locker availability and help you find a convenient solution that supports your seasonal needs.



### TIPS FOR A SMOOTH WINTER-TO-SPRING REFRESH

- Store bulky winter items like coats, boots, and sports gear to free up valuable space at home.

- Sort and simplify by donating or recycling items you no longer need.

- Create a seasonal rotation system so your most-used items stay accessible year-round.

- Use clear bins and labels to keep stored items organized and easy to find later.

- Freshen your space with lighter linens, open windows, and a quick declutter of high-traffic areas.

Preparing now can help you enjoy a brighter, more organized living space when the warmer weather arrives.

If you're interested in securing a locker or learning more about storage options in your community, please contact your management team.



## COMMUNITY SPOTLIGHT

# Market Apartments | Laval, Quebec

We're excited to shine a light on one of CAPREIT's newest communities in Quebec — Market Apartments, a modern and welcoming residence located in Laval, just north of Montréal. The property sits within the Chomedey neighbourhood, a vibrant and well-connected area known for its convenient access to shops, services, and local markets.

Just steps from Marché Public 440, Market Apartments offers residents an easy place to pick up fresh produce, enjoy a coffee, or explore nearby amenities. Everything you need is close at hand, making day-to-day living feel simple and comfortable.



Inside the community, residents enjoy thoughtfully designed spaces that support everyday life. From the indoor pool and fitness centre to the teleworking lounge, community garden, and rooftop terrace, Market Apartments offers inviting places to relax, stay active, or connect with neighbours.

Suites are bright and contemporary, featuring in-suite laundry, stone countertops, and private balconies.

We're also delighted to welcome our new residents who now call Market Apartments home. As this community continues to grow, we look forward to seeing the connections, routines, and memories that will take shape here.

In February, the property team hosted the very first resident gathering in the Market community. Nearly 100 residents joined in to meet their neighbours, enjoy refreshments, and celebrate the start of this new community. The energy was warm, welcoming, and full of connection, and residents shared how much they enjoyed the chance to come together.

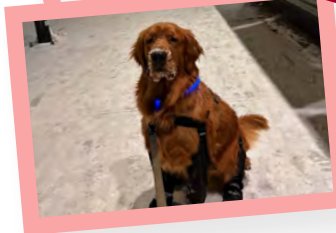




### Community Pet Contest | The MacLaren and The View, Edmonton, Alberta

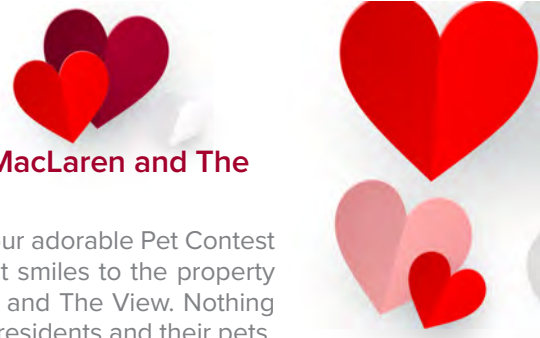
Community moments we love! Meet our adorable Pet Contest winners - these beloved pets brought smiles to the property team and residents of The MacLaren and The View. Nothing brings a community together like our residents and their pets.

WINNERS



### Rose Resident Appreciation Event | Lanthier Royale, Pointe-Claire, Quebec

Spreading love one door at a time! Our Valentine's Day rose-and-card drop was a hit, and residents were thrilled. A must-do for next year, and a warm welcome moment for our new Property Manager, Khaled.



### Valentine's Day Event, Applewood Towers | Mississauga, Ontario

The property team at Applewood Towers in Mississauga, Ontario was thrilled to spread a little love to residents in the community for Valentine's Day. It was a great turnout!



### International Women's Day | Holyrood Square, Edmonton, Alberta

A little gesture goes a long way for our residents! On March 9, over 50 women stopped by the management office to pick up a stemmed flower from the Holyrood team. The team enjoyed showing their appreciation for the amazing women of their community.





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