

Maximizing your profits -minimizing your risks

A successful real estate business is no different than any other business. You make money when your revenues exceed your costs. If you maximize your revenues while minimizing your costs you make more money. It is that simple.

Apriori Legal Services PC helps you do just that.

First, we help landlords identify good tenants. This takes care of steady cash flow from operations and stable revenues.

Second, we make sure that the landlord's interests are contractually protected and that the tenants abide by the contract terms.

At the first signs of trouble we act and remedy the situation. This minimizes your costs so that your rental property keeps making you money.

Our Service - Your Benefit

We offer a comprehensive array of services covering the entire life cycle of landlord-tenant relationships.

For a small flat fee we will ensure that your tenants are good and creditworthy people, craft a lease agreement that protects your interests, and ensure that the tenants abide by this agreement while the lease is in effect.

In addition, as a client of *Apriori Legal Services PC* you are guaranteed legal representation in the Landlord and Tenant Board at a low flat fee agreed upon at the very beginning of our engagement. You always know your costs. If there are surprises they are always the good ones.

Call or email us for more information.

For your notes

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Protecting your rights, your property, and your income throughout the entire cycle of landlord-tenant relationships

Apriori Legal Services PC

Professionalism • Efficiency • Integrity

For Landlords





Apriori Legal Services PC

Apriori Legal Services is a team of professionals. They are licensed paralegals and the members of the Law Society of Upper Canada. *Apriori Legal Services* specializes in servicing small and medium scale landlords throughout the entire life cycle of the landlord-tenant relationships.

We offer an entire array of services including

- Tenant screening
- Property lease contract support
- Legal representation in the Landlord and Tenant Board
- Legal representation in the Small Claim Court
- Enforcement of judgments

Finding good tenants is the key to a profitable real-estate operation

Having *Apriori Legal Services* on your side is the key to finding good tenants and protecting you from the bad ones

“Good tenants are your assets; Bad tenants are your liabilities.”

Anonymous Landlord

It seems obvious that to make money of a rental real estate one needs to find good tenants. What is a good tenant is less obvious. How to find good tenants is not obvious at all. Ensuring that a good tenant doesn't turn into a bad one is something people don't think of until it's too late.

At *Apriori Legal Services* we know who good tenants are and know how to identify them.

We ensure that you are protected should the relationships with your tenants deteriorate. We support you every step on the way and recognize the first signs when things may go wrong. We act before it's too late.

Tenant Screening and Monitoring

In our books good tenants pay their rent on time and care of their rented premises as if it were their own. If this is the type of tenants you are looking for, let us help you.

To ensure that your prospective tenant is a good tenant we will verify that

- they have assets and stable income
- they have ties to the community they live in
- they are honest and caring people you can entrust your property to.

Running a credit check on a potential tenant is important but not enough. We will do this too, but we will also talk to real people who know your prospective tenant.

***Apriori Legal Services PC* ensures that your tenants are good and that they remain good throughout the tenancy.**

Property lease contract support

Before you let people into your rental unit you must set out a comprehensive lease agreement that protects your interests.

While there are templates available for novice landlords, it is likely that “one size fits all” approach is not the optimal one in your particular situation.

At *Apriori Legal Services PC* we will craft the Lease Contract that fits your situation and protects you to the fullest.

Legal Representation

While risks can be substantially reduced, they cannot be completely eliminated. That's the nature of any business.

If the relationships with your tenant go sour you can still protect your interest and remedy the situation utilizing legal means available to you.

It is important, however, that your case is presented and argued properly and professionally.

***Apriori Legal Services* specializes in representing landlords in the Landlord and Tenant Board and the Small Claims Court. When it comes to landlord-tenant relationships we are the experts.**

Enforcement of judgments

You won your case and obtained judgment but your bad tenant does' seem to care. Now what? ***Apriori Legal Services* will help you to enforce the judgment quickly and efficiently.**

This may happen to anyone

According to the statistics published by the CMHC approximately 6% of all tenancies end up in the LTB. This risk is not negligible.