

Suite #511

- Bethany Manor Independent Living Non-Profit Rental
- 1-bedroom, 1-bathroom (with bathtub)
- Approx. 600 sq. ft. + balcony
- Facing East

Monthly Rent: \$1,224.00

(Rent includes but is not limited to: electricity, heat, central air, water/sewer and the use of the common laundry room at no additional cost, etc.)



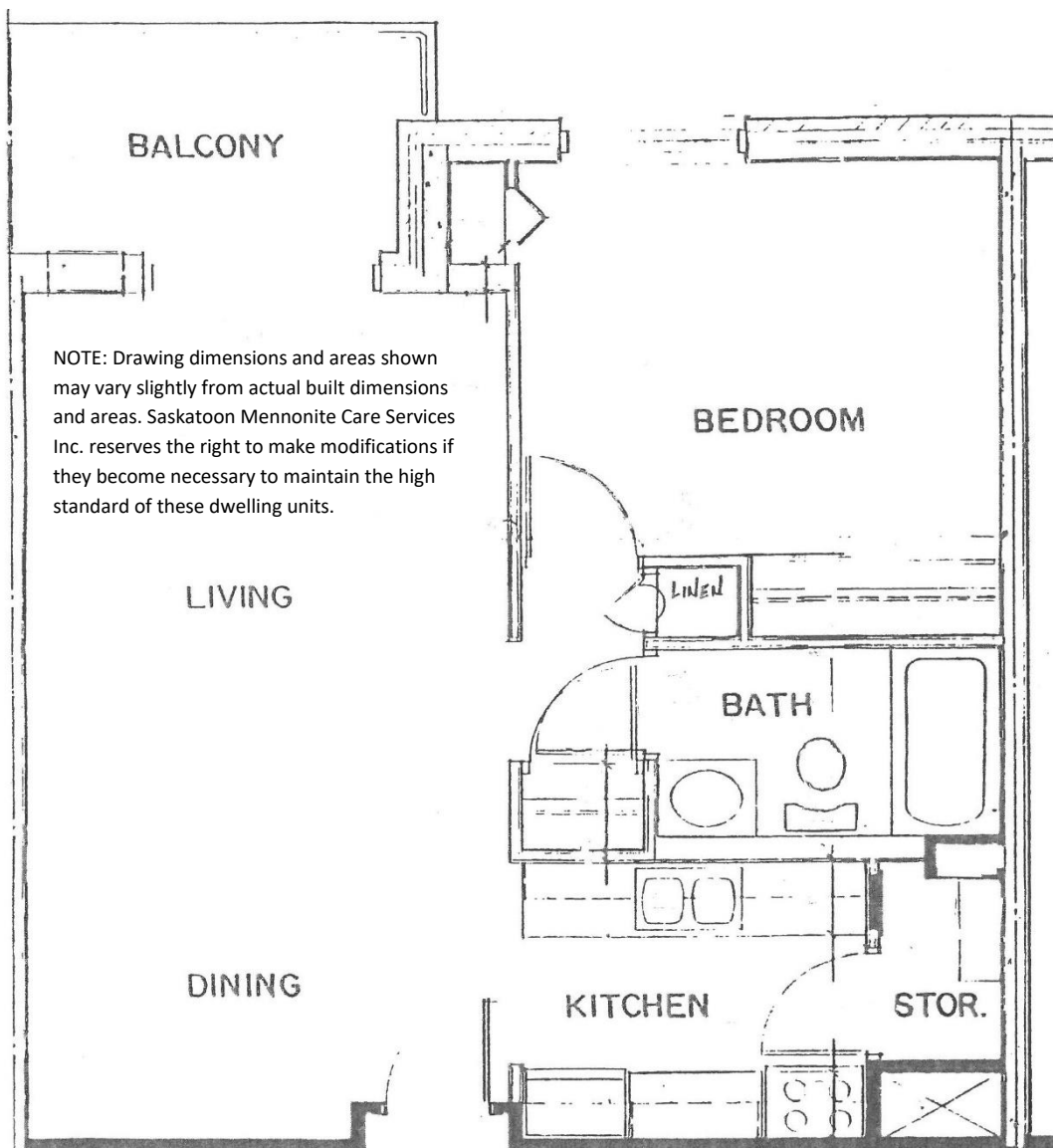
Bethany
Janina Chamberlain
Housing Officer
janina@b55.ca

110 La Ronge Road, Saskatoon SK S7K 7H8
Phone: 306-242-9019, ext. 227/Fax: 306-242-9047



Bethany
Jennifer Saunders
Administration & Housing Manager
jennifers@b55.ca

110 La Ronge Road, Saskatoon SK S7K 7H8
Phone: 306-242-9019, ext. 222/Fax: 306-242-9047



Security Deposit Required:
\$1,224.00; however, an exclusive offer of **\$610.00** is available for a limited time.

evidence of income is required

Outdoor Parking: \$50.00 per month (with electrical plug-in)

Indoor Parking in the Bethany Place underground heated parkade requires a \$7,000.00 purchase (debenture) and \$110.00 per month operating fee.

(Pending availability)

No photos are available of at this time,
as the suite is being refurbished. Photos will be
added when available.

INFORMATION FOR NEW RENTERS (KEY MESSAGES)

Non-Profit/Market Rentals (Bethany Manor Phase I, 110 La Ronge Road)

- Non-Profit/Market Rentals are strictly independent living. The resident must be able to live independently, reasonably and safely, or seek more suitable housing elsewhere. If supports are needed for the resident to maintain independent living, it is the responsibility of the resident to bring in and pay for supports such as: Home Care and other home nursing/home help agencies, etc.
- Bethany Manor has an income ceiling on some of the rental suites; therefore evidence of the applicants' most recent tax year's total household income is required before confirming eligibility for a suite in this division.
- Month-to-month tenancy agreement. Possession date (commencement of financial responsibility for the unit) is set by Bethany administration.
- Rent is set by the Board of Directors.
 - Rent includes, but is not limited to, major utilities (heat, air conditioning, electricity, water/sewer), share of maintaining amenities and common areas, use of a common laundry room (no coins required to operate the laundry equipment)
 - As passed by Board Motion, there will be an increase in monthly rent typically in January of each year (*minimum 3%*) to cover inflation.
- A security deposit equal to one month's rent is required, as follows:
 - 50% due on possession date of the new unit.
 - The remaining 50% due two months after possession date.
- Optional Extras:
 - Shaw Cable package for \$48/month (TV only; cannot be bundled with phone or internet services).
 - Parking:
 - Outdoor parking with an electrical plug-in - \$50/month year-round.
 - Indoor parking:
 - Pending availability*, indoor parking in the Bethany Place parkade requires a \$7,000 debenture plus occupancy and operating fee of \$110/month.
 - *May need to go on a waiting list for indoor parking.
 - After taking possession of an indoor stall in the Place parkade, the resident can be placed on the waiting list for the Tower and/or Manor parkades.
 - Refund at cancellation of indoor parking is based on the original debenture less 2% depreciation/year for the first 10 years, then 1% for the next 10 years, after which depreciation will end. (Minimum 1 year depreciation applies).
 - Cancellation of any parking stall - outdoor and/or indoor - requires one full month's notice to cancel. In other words, if you want to cancel your stall for June 30th you must give notice on or before May 31st and stalls vacated mid-month do not qualify for a partial refund for the remainder of that month, unless someone else re-rents the stall prior to the end of that month.
 - Meals – there is no mandatory requirement to purchase any meals, however meals are available in the Place dining room for additional cost. The Soup & Sandwich Bistro is open for lunch 3 days a week.
- All residents are required to provide evidence of their personal insurance/tenant pak policy (contents and personal liability coverage minimum \$1M) and provide evidence on an annual basis when they renew their insurance.
- Right of Survivorship/Joint Tenancy – in the case of couples, no legal proceedings are required if one of the tenancy agreement holders passes away.
- Notice to vacate shall be given in writing on or before the last day of one month of tenancy to be effective on the last day of the following month of the tenancy. For example, if you want the tenancy to end May 31st, you must give notice on or before April 30th.



209
Pinehouse Dr.

211
Pinehouse Dr.

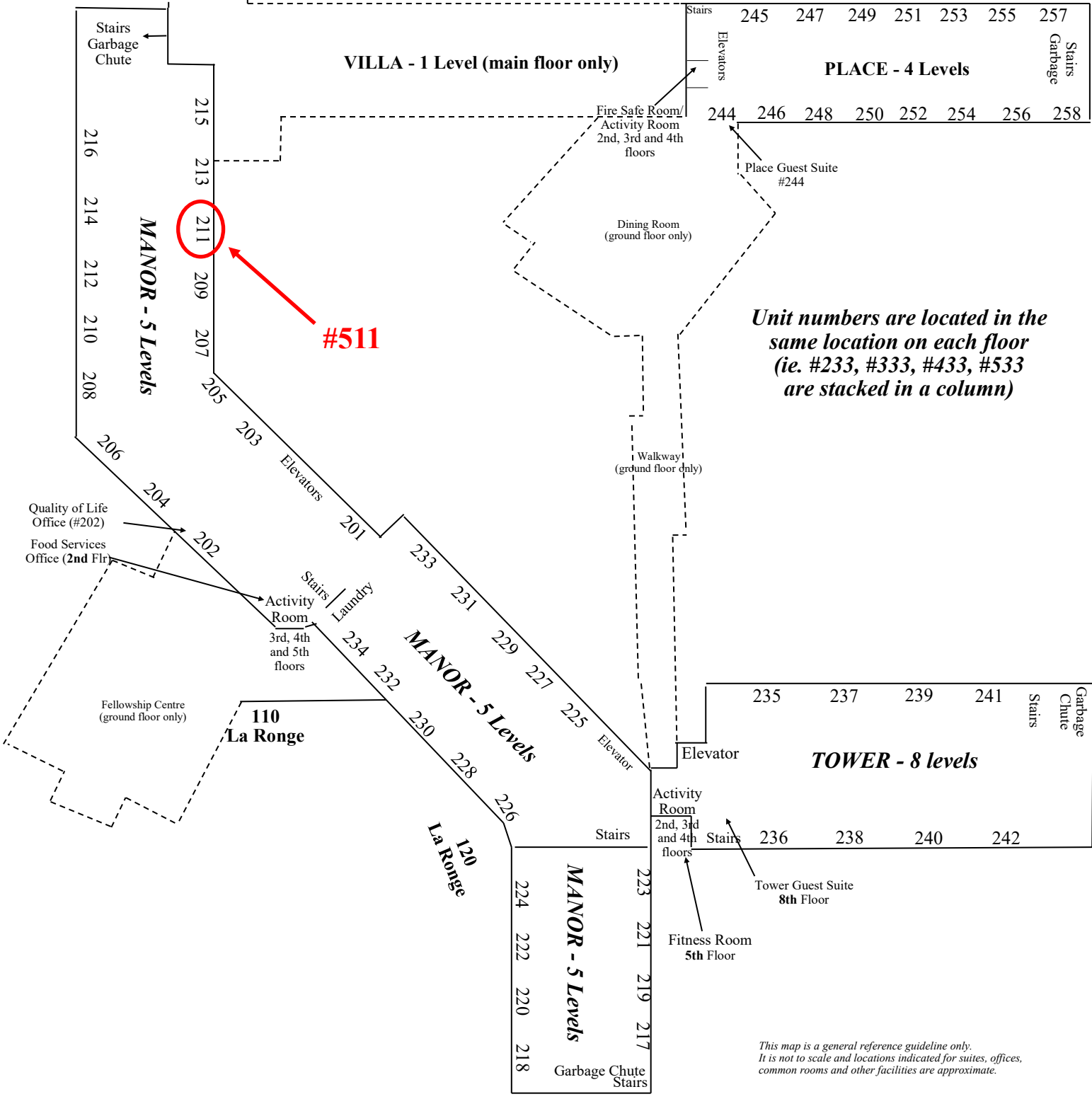
VILLA - 1 Level (main floor only)

PLACE - 4 Levels

MANOR - 5 Levels

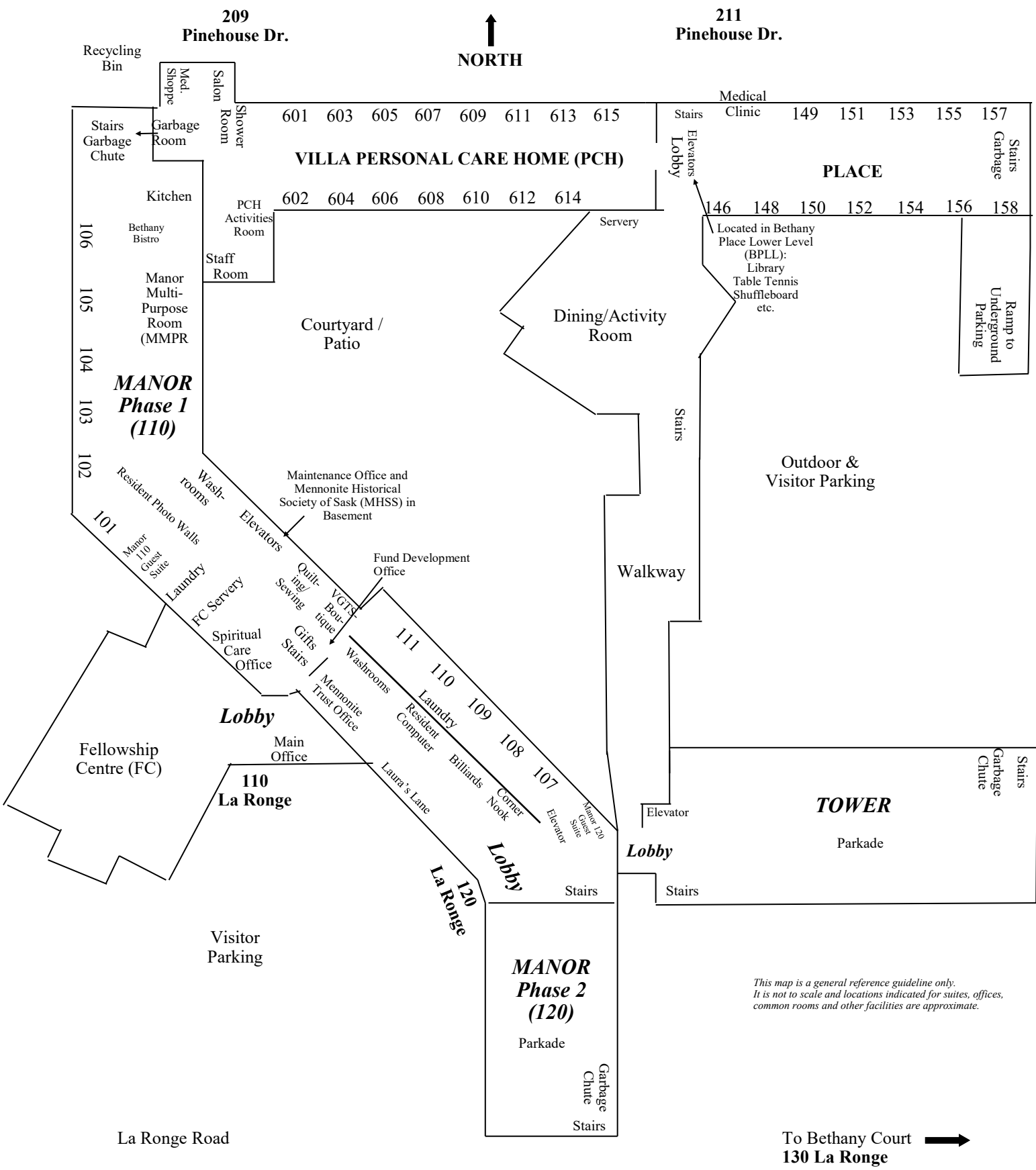
#511

Unit numbers are located in the same location on each floor (ie. #233, #333, #433, #533 are stacked in a column)



BETHANY

Upper Levels



This map is a general reference guideline only. It is not to scale and locations indicated for suites, offices, common rooms and other facilities are approximate.

BETHANY Main Levels