

Suite #152 – Assisted Living Rental

- Bethany Place, 211 Pinehouse Drive
- Type A, Approx. 710 sq. ft. + balcony
- 1 bedroom, 1 bathroom (with shower)
- Facing South
- Automatic Door Opener

Security Deposit Required: \$750.00



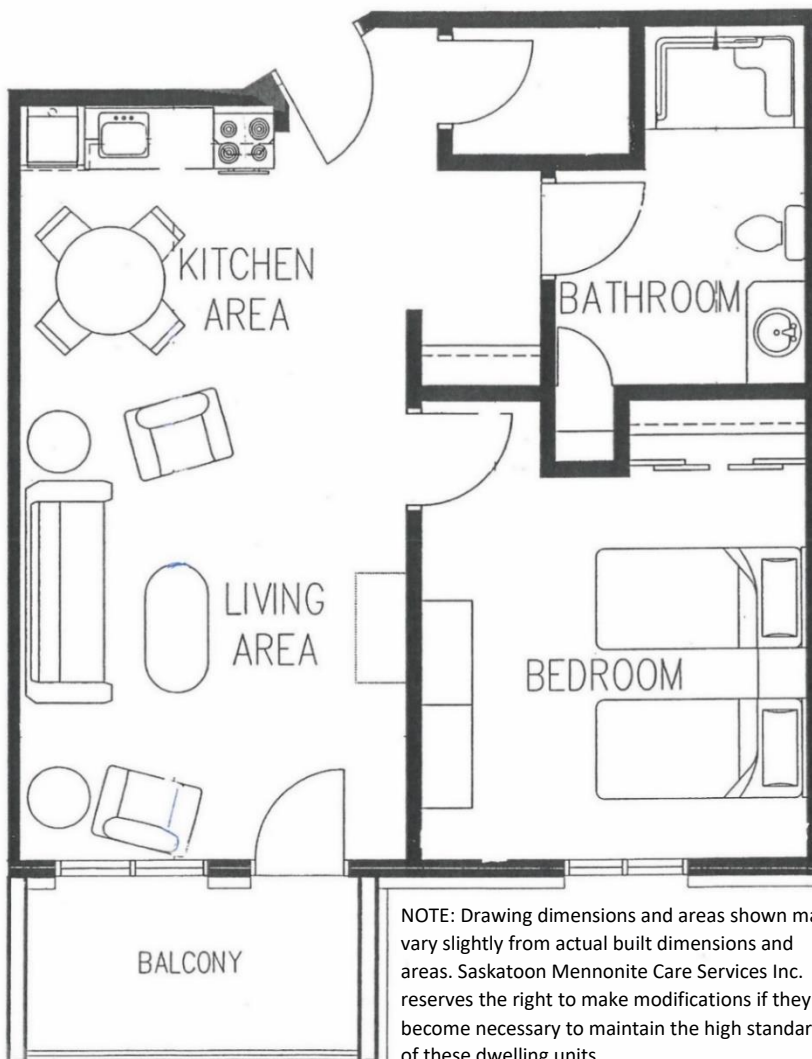
Bethany
Janina Chamberlain
Housing Officer
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110 La Ronge Road, Saskatoon SK S7K 7H8
Direct: 306-242-9101 or 306-242-9019 ext. 227#



Bethany
Jennifer Saunders
Administration & Housing Manager
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110 La Ronge Road, Saskatoon SK S7K 7H8
Phone: 306-242-9019 / Fax: 306-242-9047



Assisted Living Monthly Rent:

- **Single Occupancy: \$2,970.00**
- **Double Occupancy: \$3,973.00**

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

Optional Services (can be added for an additional fee):

Personal Laundry Service

- **Single Occupancy:** \$30.00/month + PST
- **Double Occupancy:** \$45.00/month + PST

Assistance to Dining Room at mealtimes:

- \$270.00/month

Night Check (2x)

- \$150.00/month

evidence of income is required

Outdoor Parking: \$55.00/month (with electrical plug-in)
Indoor Parking in the Bethany Place underground heated parkade;
requires a \$7,000.00 debenture and \$110.00 per month operating fee.

**Pending Availability*

KEY MESSAGES for New Residents

BETHANY PLACE ASSISTED LIVING HOUSING (ALH) RENTAL

- Bethany is a Christian faith-based community (predominantly Mennonite); however, a resident does not need to be Christian or Mennonite to live here. However, all residents need to respect the mission and values of the organization and the beliefs of other residents and staff and recognize that practicing faith is part of the Bethany community and events. There may also be a diversity of faiths represented at Bethany.
- Bethany Place ALH is not licensed to provide care services. Therefore, ALH residents must have the ability to live independently supplemented by the “hotel-like” services provided in Bethany’s ALH package. If the resident requires additional care-based supports to continue to reside in the suite reasonably and safely, it is the responsibility of the resident/their family to bring in and pay for those supports, such as Home Care and/or other home nursing/home help agencies, etc. If the resident can no longer live reasonably and safely, even with the ALH package and the addition of external supports, the resident will need to move to alternate housing that can accommodate their needs.
- Bethany is a scent-free and pet-free environment.
- ALH Tenancy Agreement is required.
- Possession date (commencement of financial responsibility for the unit) is set by Bethany administration.
- The monthly ALH rent is set by the Board of Directors and includes shelter, ALH services, three meals a day served in the Bethany Place dining room, an evening snack delivered to the suite, major utilities (heat, air conditioning, electrical, water/sewer), property tax, administration and staff salaries, insurance on building, maintenance of appliances and all mechanicals (heating & air conditioning, plumbing, electrical), share of maintaining amenities and common areas, reserve fund contribution, etc.
- As passed by Board Motion, there will be an increase in monthly rent (on the shelter and services portions of fees) typically in January of each year (*minimum* 3%) to offset inflation. Meal prices may be increased at any time.
- Monthly rent does not include telephone (landline or cell phone), cable TV, or internet (Wi-Fi). You are required to make your own arrangements and payment for the telephone, cable TV, and/or Wi-Fi services that you wish to obtain from with your chosen provider(s). Satellite dishes are not permitted.
- A security deposit is required on the ALH unit, equal to approximately 50% of the shelter portion of the monthly fee, which will be paid by the resident as follows:
 - 50% due on possession date of the unit.
 - The remaining 50% due two months after possession date.
- Optional Services not included in the ALH Program that are available for an additional fee:
 - Personal Laundry Service for \$30/month for individuals and \$45/month for couples, plus PST.
 - Assistance to the Dining Room for meals, if staffing permits, for \$270/month
 - Short-term/temporary meal delivery to the suite, if the resident is ill, for \$2/meal
 - Night check, 2x/night for \$150/month
- Optional Extras:
 - Parking:
 - Outdoor parking with an electrical plug-in - \$55/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.
- All residents are required to provide evidence of their income (income tax T1 or Notice of Assessment).
 - All residents are required to provide evidence of their personal insurance/Tenant Pak policy (contents coverage and minimum \$2 million personal liability coverage) and provide evidence on an annual basis when they renew their insurance.
 - Notice to vacate the ALH rental unit in the future, shall be given in writing with not less than fourteen (14) days. The residents' responsibility for all monthly fees payable on the unit (shelter, services, and meals) will then end only fourteen (14) days after "vacant possession" of the suite is turned back over to Bethany; vacant possession means that the suite is empty of all belongings, the suite has been inspected with Bethany Maintenance personnel, and all keys have been returned.
 - If a tenant began their tenancy as an Independent Living resident, the responsibility period for the shelter portion of monthly fees ends at the end of the month following notice given, but (fourteen) 14 days after vacant possession for meals and assisted living services.



209
Pinehouse Dr.

211
Pinehouse Dr.

VILLA - 1 Level (main floor only)

PLACE - 4 Levels

MANOR - 5 Levels

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

Manor 110 Guest Suite #204

Walkway (ground floor only)

Quality of Life Office (#202)

Activity Room
2nd to 5th floors

Fellowship Centre (ground floor only)

110
La Ronge

MANOR - 5 Levels

TOWER - 8 levels

120
La Ronge

MANOR - 5 Levels

Tower Guest Suite
8th Floor

Fitness Room
5th Floor

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

Upper Levels