

**Suite #310** -- Independent Living Rental

- Bethany Manor Phase 1, 110 LaRonge Road
- 2-bedroom, 1 bathroom
- Approx. 700 sq. ft. + balcony
- Facing West

**Monthly Rent: \$1,705.00**

(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.)

**Security Deposit Required: \$850.00**



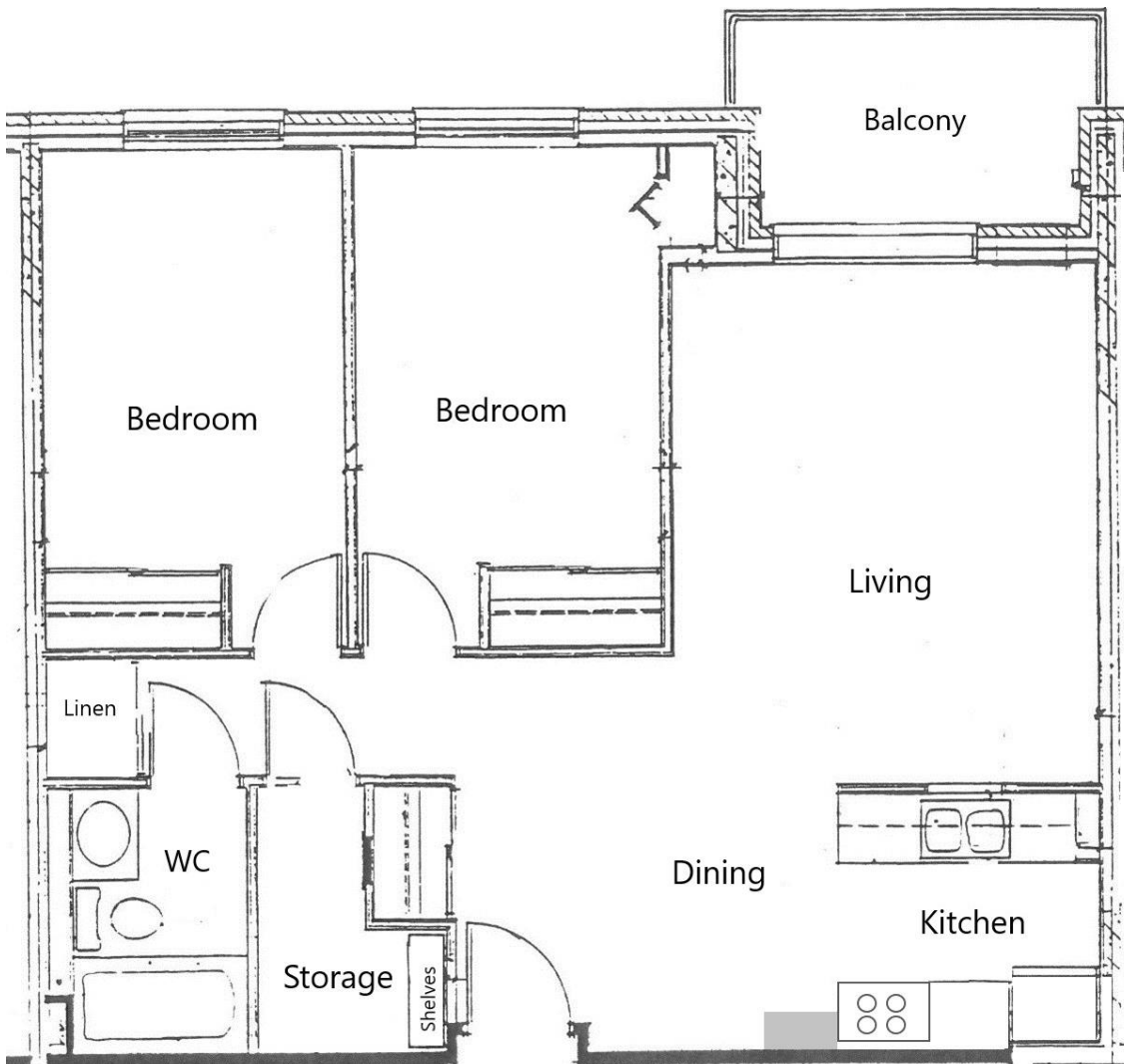
**Bethany**  
**Janina Chamberlain**  
*Housing Officer*  
janina@b55.ca

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



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

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



NOTE: Drawing dimensions and areas shown may vary slightly from actual built dimensions and areas. Saskatoon Mennonite Care Services Inc. reserves the right to make modifications if they become necessary to maintain the high standard of these dwelling units

**\*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*

## ***INFORMATION FOR NEW RENTERS (KEY MESSAGES)***

### ***Bethany Manor Phase 1 & Phase 2 Independent Living Rental Suites, 110 & 120 La Ronge Road***

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- 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.
- Rentals in Bethany Manor Phase 1 and Phase 2 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, other home nursing/home help agencies, housekeeper, etc.
- Bethany is a scent-free and **pet**-free environment.
- Possession date (commencement of financial responsibility for the unit) is set by Bethany administration.
- Month-to-month tenancy agreement.
- 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.
- 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 equal to approximately half of one month's rent is required. 50% is due on possession date of the unit, and the remaining 50% is due within two months of the possession date.
- 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 notice of one full calendar month. In other words, if you want to cancel your stall for June 30<sup>th</sup> you must give notice *on or before* May 31<sup>st</sup> 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 (further information on options and prices available upon request)
- 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.
- Right of Survivorship/Joint Tenancy – in the case of couples, no legal proceedings are required if one of the tenancy agreement holders dies.
- 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 31<sup>st</sup>, you must give notice on or before April 30<sup>th</sup>.



209  
Pinehouse Dr.

211  
Pinehouse Dr.

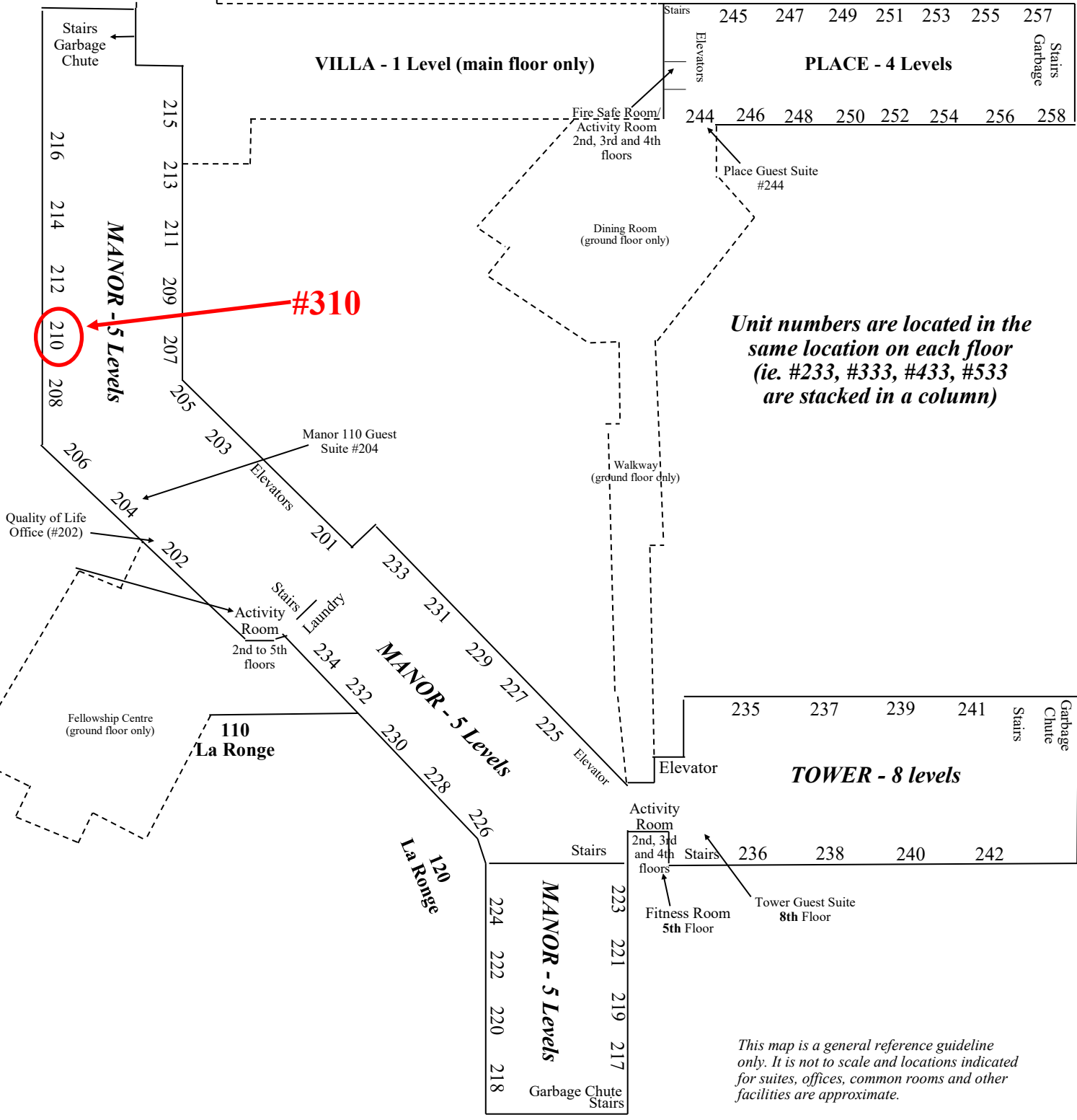
VILLA - 1 Level (main floor only)

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)*

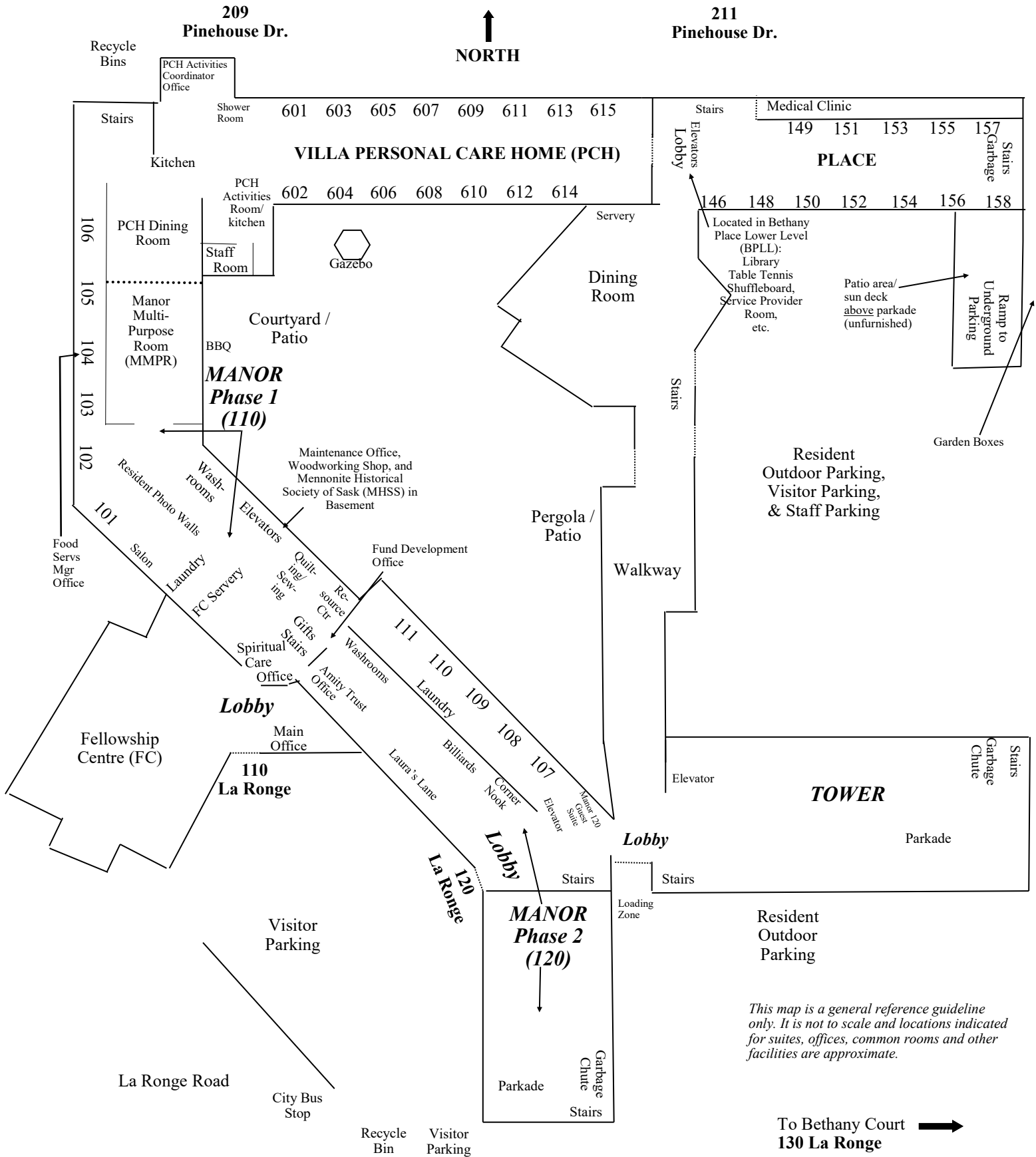
**#310**



*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



*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 Level