

Tips to keep your Condominium Home Safe & Enjoyable

In-Suite Tips

Tips for a Safe & Enjoyable Condominium Experience

In-Suite Tips

At GPM we want all Owners & Residents to fully enjoy their Condominium home experience. We have compiled what we hope are some helpful tips and tidbits of information intended to keep you feeling safe and comfortable in your home.

The Main Suite Door

Door Closers: Your main suite door will be equipped with door closer hardware. Residents should pay attention that is functioning properly. The door closer will make sure the door closes fully behind you when you enter or exit the suite, and is an important piece of fire safety equipment. If the door closer malfunctions, your door may slam loudly bothering the neighbours. Notify your Management if you think the door closer may not be functioning properly.

Propping Suite Doors Open for Ventilation: If you reside in a Condo Building, it is best to never prop your suite door open. Many residents do this to ventilate their unit, and they mean no harm, but opening an exterior window or balcony door is a safer way to exchange air. Some residents may not realize that propping suite doors open is in contravention of the Ontario Fire Code. Your suite door is fire-rated, and is intended to be part of your protection in the event of a fire.

Locks and Chains: Most Condo Buildings use a master key system, and Residents are generally not permitted to change the deadbolt lock, nor are they permitted to add additional locks. Safety is important though, so check your Declaration before you add or change locks. If you want to change your lock for any reason, your Condominium Manager will be able to arrange this for you. Typically this would be at Owner cost. Some Condos permit Residents to place chain locks (or similar hardware) on the interior side of their suite door, but again it is a good idea to check with the Manager first.

Family Spaces

Furniture: When purchasing new furnishings for your Condo space, always measure carefully. Many furniture stores and

manufacturers are catering to the Condo Market with furnishings designed to fit into smaller spaces.

Pro Tip! Always book the elevator in advance of furniture & appliance deliveries!

Children's Play Spaces & High Traffic Areas: Carpets or throw rugs in the children's play space or high traffic areas of your suite can help make them feel more inviting, but as an added bonus they can absorb noise transfer to other suites. Keep in mind surround systems could cause noise issues for your neighbours as well.

In-Suite Laundry & Dishwashers

Washing Machines & Dishwashers: Many older Condos do not have in-suite washing machines or dishwashers. If you live in an older Condo that does not have in-suites laundry and dishwasher, you will need to consult the Declaration/Condo Manager/Board before installing such machines. The plumbing infrastructure in older Condos often was not designed to handle the extra demand created by in-suite washing machines and dishwashers, and this could unfortunately cause back-ups or flooding in the building.

Water Supply Lines: Make sure the water supply lines in your unit are stainless steel braided hoses, and never plastic or rubber. Plastic or rubber supply line hoses will become brittle and crack. Your washing machine, dishwasher and toilet(s) will all have water supply lines.

Shut-Off Valves: It is a good idea to always locate your water shut-off valves in your unit. These will become very important if your plumbing malfunctions or floods. Also, a good suggestion is to turn off the water to your kitchen, laundry and bathroom when you will be away from your home for more than 24 hours.

Dryers: Dryers should be installed properly to ensure they are being vented to the exterior of the unit. Dryers and their venting need to be cleaned properly to prevent fires. Cleaning the lint tray often isn't enough. Dryer lint can build up around the drum, and could be a fire hazard. Some Condos run programs where Residents can have this service performed annually for a discounted price. Don't hesitate to ask your Condominium Manager.



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