

# THE BAY CLUB

925 Bay Street  
Toronto, ON M5S 3L4  
647-504-5520  
416-925-0808  
thebayclub@morguard.com  
thebayclub.ca



RENTING

## *Condo Vs. Apartment*

Renting a condo and renting an apartment are two distinctly different experiences, from the rental process to service levels to amenities. So why choose a Morguard apartment instead of a condo?

# THE BAY CLUB



## Why choose a Morguard apartment?

### Better Service

Morguard manages over 19,000 residential suites across North America. Our team of expert on-site Property Managers provide unrivalled 24/7 customer service in a professional, non-invasive manner. In a condo, the person responsible for maintaining the unit – and your sole point of contact – is the owner. Condo landlords can be hard to reach and slow to respond, leaving you at the mercy of their schedule. That's an extra layer between you and getting the job done.

### More Control

A condo owner can decide to sell their unit at any time, leaving you inconvenienced by open houses, staging setup, a new landlord, even pressure to renegotiate or end your lease early. With a condo owner, you are staying in their space. At Morguard, you are living in yours.

### Premium Amenities

Choosing an apartment doesn't mean you have to sacrifice great amenities. Our properties provide an exceptional living experience with most properties offering first-class features that can include:

- In-suite washer/dryer
- 24-hour concierge
- Swimming pool
- Fitness centre
- Party room
- Private dining room
- Guest suites

### Potentially Lower Costs

Even with great amenities and services, renting a Morguard apartment can provide a better value than renting an equivalent condo. Condo prices include additional fees, property taxes, mortgage costs and complicated layers of insurance. Those extra costs typically get passed on to you, the renter. Save more of your hard-earned money by choosing Morguard.

Morguard apartments offer the best of the condo and apartment worlds: professional management, premium amenities and potentially lower costs. Contact our leasing team today to arrange a visit



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**925 Bay Street  
Toronto, ON M5S 3L4**

**From the North:** From 401, take the Avenue Road South exit. Turn left onto Oxtown Ave. Turn right onto Oriole Pkwy. Continue onto Lonsdale Rd. Turn left onto Avenue Rd. Turn left onto Davenport Rd. Turn right onto Bay St.

**From the South:** From the Gardiner Expressway E, take the Bay Street/York Street exit. Merge right on the ramp onto Lakeshore E. Take the first left onto Bay Street.

### Your Contact

#### Leasing Centre Hours

Monday – Friday 8 AM to 8 PM

Saturday – Sunday by appointment

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