



50 Portland Street
Toronto, ON M5V 2M7
416-361-1550
fiftyonthepark@morguard.com
fiftyonthepark.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?



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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**50 Portland Street
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From the East: Travel on the Gardiner Expressway W to Spadina Avenue. Take the Spadina Avenue exit and merge onto Spadina Avenue. Turn left onto Front Street W. Turn right onto Portland Street.

From the West: Travel on the Gardiner Expressway E to Spadina Avenue. Exit and turn left onto Lower Spadina/ Spadina Avenue. Continue to follow Spadina Avenue north. Turn left onto Front Street W. Turn right onto Portland Street.

Your Contact

Leasing Centre Hours

Monday – Thursday 9 AM to 7 PM
Friday 9 AM to 5 PM
Saturday 11 AM to 4 PM
Sunday 11 AM to 7 PM

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