



# The Canadian Landlord's Guide: Expert Advice for the Profitable Real Estate Investor

By Douglas Gray, Peter Mitham

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## The Canadian Landlord's Guide: Expert Advice for the Profitable Real Estate Investor By Douglas Gray, Peter Mitham

### The ultimate resource for Canadian residential landlords.

Anyone can become a landlord, but not everyone will be a *profitable* landlord. Distilling over 35 years of his first-hand experience, Doug Gray, one of Canada's most respected real estate authors and experts, guides readers on how to become a successful landlord.

Following the effective and proven formula of his previous bestsellers, *The Canadian Landlord Guide* fills the void of information on Canadian landlording. Some of the covered topics include:

- Principles and formulas for profitable landlording
- Understanding how the real estate market works
- The pitfalls of real estate investing and how to avoid them
- Types of rental formats
- Where to get information on prospective properties
- How to finance real estate investments
- The legal aspects of buying and renting property
- Tenant selection
- Property maintenance

Filled with easy-to-understand and credible advice, *The Canadian Landlord Guide* is a must-have resource for all Canadian landlords. Seasoned professionals and aspiring beginners alike will find Doug Gray's landlording guide to be one of their key tools in their quest for real estate success.

Doug Gray, B.A., LL.B. (Vancouver, BC) has been buying, renovating, and renting real estate for 35 years. In addition to being a successful real estate entrepreneur, Doug has written over 28 bestselling real estate, business, and personal finance titles, including *Making Money in Real Estate* (978-0-470-83620-0) and *The Canadian Snowbird Guide* (978-0-470-15375-8).

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- Sales Rank: #7232813 in Books
- Published on: 2008-12-15
- Original language: English
- Number of items: 1
- Dimensions: 9.10" h x 1.30" w x 5.80" l, 1.50 pounds
- Binding: Hardcover
- 368 pages

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### Editorial Review

From the Inside Flap

#### **Maximize Your Profit and Reduce the Risk of Being a Landlord**

Canadians who are savvy at buying investment properties usually have a tried and true formula they follow, so that they know they are purchasing a property that has a positive cash flow and solid potential for equity growth. But once the property is purchased, investors need to turn to the role of being a landlord, which for some is a constant headache, but for others is an essential part of being a successful investor. Best-selling real estate author Douglas Gray and business journalist Peter Mitham share their wealth of experience and expertise in this comprehensive guide. It will show investors how to make astute and profitable decisions, build successful tenant relations, and avoid the classic problems and pitfalls.

The best part about becoming a landlord is that it is a learned set of skills that is within reach of anyone. Along with determination and the help of knowledgeable advisors, you can make money and avoid the hassles. This authoritative guide includes a wealth of sample documents, forms and checklists. It will help you manage everything from assessing real estate opportunities to drafting rental applications and agreements. Among the highlights are:

- The legal rights and obligations of being a landlord
- Regulatory and taxation issues that can either cost you money or make you money
- How to select and manage the right tenants for your property
- How to manage your rental properties and the time you spend on them
- Tips and strategies to improve your bottom line
- And much, much more practical and street-smart advice and guidance!

Whether you've got an extensive real estate portfolio and need to know how to manage your time commitment and want to learn additional creative and profitable strategies, or you have a basement apartment you want to rent for the very first time, here is the one resource no Canadian landlord should be without.

#### About the Author

**Douglas Gray, B.A., LL.B.** (Vancouver, Canada), formerly a practicing real estate and business lawyer, has extensive personal and professional experience on all aspects of real estate, and has been a landlord for over 30 years. He is the author of 26 best-selling real estate, business and personal finance books, including *Making Money in Real Estate* (978-0-470-83620-0) and *The Canadian Showbird Guide* (978-0-470-15375-8). As well, Douglas is a consultant, columnist and speaker. His website [www.homebuyer.ca](http://www.homebuyer.ca) offers comprehensive information on real estate, finance and related topics.

**Peter Mitham** (Vancouver, Canada) is a prolific freelance journalist whose work has appeared in more than 70 publications worldwide, including *Canadian Business*, *Canadian Real Estate Magazine*, *Country Life*, *The Globe and Mail* and *The Next American City*. Since 2002 Peter has contributed a weekly column of real estate news to *Business in Vancouver*, and he is a regular writer for *Western Investor*, a monthly paper serving real estate investors across western Canada. He is also co-author with Douglas Gray of *Real Estate*

*Investing For Canadians For Dummies (978-0-470-83418-3).*

## **Users Review**

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#### **Kathleen Elder:**

This The Canadian Landlord's Guide: Expert Advice for the Profitable Real Estate Investor book is absolutely not ordinary book, you have it then the world is in your hands. The benefit you have by reading this book is actually information inside this guide incredible fresh, you will get data which is getting deeper a person read a lot of information you will get. This The Canadian Landlord's Guide: Expert Advice for the Profitable Real Estate Investor without we understand teach the one who reading through it become critical in thinking and analyzing. Don't end up being worry The Canadian Landlord's Guide: Expert Advice for the Profitable Real Estate Investor can bring any time you are and not make your handbag space or bookshelves' turn out to be full because you can have it within your lovely laptop even phone. This The Canadian Landlord's Guide: Expert Advice for the Profitable Real Estate Investor having very good arrangement in word along with layout, so you will not truly feel uninterested in reading.

#### **Kenneth Allen:**

The particular book The Canadian Landlord's Guide: Expert Advice for the Profitable Real Estate Investor will bring you to definitely the new experience of reading the book. The author style to clarify the idea is very unique. When you try to find new book to study, this book very suitable to you. The book The Canadian Landlord's Guide: Expert Advice for the Profitable Real Estate Investor is much recommended to you to study. You can also get the e-book from official web site, so you can more easily to read the book.

#### **James Kyles:**

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#### **John Hicks:**

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