



IPG PROPERTY MANAGEMENT GROUP INC.

PROPERTY MANAGEMENT SERVICES

PROPERTY MANAGEMENT & RENTAL SERVICES

A hand holding a city skyline, symbolizing property management services.

Property Management Services

END-TO-END MANAGEMENT FOR MULTI-UNIT PROPERTIES (2-50 UNITS)

SALES • LEASING • PROPERTY MANAGEMENT

IPG Management Group works with family-run ownership groups, private investors, and long-term holders of multi-unit residential buildings. We manage properties as operating assets—combining sales insight, leasing execution, and full property management under one roof to provide continuity, clarity, and long-term value.

WHAT MAKES IPG DIFFERENT

Most firms focus on either transactions or day-to-day operations. IPG integrates both. Our pricing, leasing, and management decisions are grounded in real rent data, actual expenses, tenant performance, and market demand—so owners can make informed decisions to hold, optimize, or sell without pressure.

END-TO-END SERVICES

Property Management:

Rent collection, tenant relations, maintenance coordination, regulatory compliance, inspections, and clear monthly reporting.

Leasing & Tenant Placement:

Market-driven rent positioning, professional screening, lease preparation, and vacancy reduction.

Sales & Strategic Advisory:

Multi-unit valuation, exit or refinance guidance, off-market conversations, and seamless transitions from management to sale.

OPERATIONS & CONTRACTOR OVERSIGHT

IPG coordinates licensed, trusted contractors across HVAC, plumbing, electrical, landscaping, and common-area services. All work is scoped, supervised, and cost-controlled by IPG to protect asset value and control operating expenses.

IDEAL FOR

Owners who value discretion, stability, and long-term thinking. IPG is built for multi-generational ownership





Property Management Services

MANAGEMENT SERVICES:

Rent collection

- Arrange and coordinate any repairs
- Arrange for snow removal and landscaping, if needed
- Liaise with the tenants
- Serve notices to the tenants (e.g. notice of rent increase)
- Send you an itemized statement each month: rent collected, bills paid, etc.
- Coordinate repairs/contractors
- Coordinate minor renovations (with your approval)
- Deposit your cheque into your bank account or e-transfer it to you directly

EXPERTISE IN MULTIFAMILY MANAGEMENT:

Specialized Knowledge: IPG Management Group excels in managing multifamily properties, offering tailored strategies to meet your property's unique needs for optimal occupancy and tenant retention.

MAXIMIZED RENTAL INCOME:

Market-Driven Pricing: IPG conducts market analyses to set competitive rents that boost income while minimizing vacancies. Proactive marketing and tenant retention strategies ensure consistent cash flow.

STREAMLINED OPERATIONS:

Efficient Maintenance: Timely repairs and preventative care protect your property's value and enhance tenant satisfaction.

Vendor Management: IPG secures cost-effective services through trusted vendor relationships.

TENANT RELATIONS AND RETENTION:

Professional Management: IPG addresses tenant concerns promptly, fostering a positive living environment.

Retention Programs: Strong tenant relationships reduce turnover and associated costs.

LEGAL AND REGULATORY COMPLIANCE:

Expert Knowledge: IPG ensures compliance with all housing regulations and mitigates risks by professionally managing leases, evictions, and other legal matters.

FINANCIAL REPORTING AND TRANSPARENCY:

Clear Insights: Regular financial updates and resource optimization maximize your ROI and provide transparency into your property's performance.

TIME AND STRESS SAVINGS:

Hands-Off Ownership: IPG handles daily operations and provides 24/7 emergency services, allowing you to focus on other priorities.

SCALABILITY FOR PORTFOLIO GROWTH:

Portfolio Expertise: IPG's systems simplify management across multiple properties, guiding strategic growth with market insights.

ENHANCED PROPERTY VALUE:

Long-Term Maintenance: High-quality management preserves and enhances property value while attracting quality tenants.



Rentals Services



RENTAL SERVICES:

Take the stress out of renting your property. We offer rental services with multiple exposures that include:

- MLS
- Craigslist
- Rent Compass
- Rentals.ca
- Facebook Marketplace
- Zumper



TO SCRUTINIZE TENANTS WE:

- Check credit history
- Verify employment
- Check all references
- Speak to previous landlords
- Verify banking information
- Check NSF history
- Single Key



ON THE MOVE IN DATE WE:

- Get post dated cheques (if applicable)
- Ensure the tenants have sufficient insurance coverage
- Confirm the tenant has registered for their utilities (gas, hydro)
- Check the condition of the unit at the time
- Explain to the tenant the condition the unit should be left in when they move out
- Answer any of their questions



OUR TRACK RECORD:

- We turn away approximately 20% of the applicants based on Credit scores, income, banking information
- We rent over 100 apartments each year, and are the exclusive rental agent for several apartment buildings



OUR SERVICES INCLUDE:

- A full time agent dealing exclusively with rentals
- Have photos taken
- Arrange and coordinate showings
- Advise you on repairs & painting that's needed to present the unit in it's best light
- Negotiate a lease with your approval

Fees for rentals are one month's rent plus HST (all our fees are tax deductible)



“Best agent ever. Professional and Competent. No BS. No games. Honest, straight shooter. Knows the market, especially the Investment/Rental Prop market”

“Excellent to work with. Errol said he would take care of my headaches and he has”

The Team



ERROL PAULICPULLE

With over 40 years of experience in Real Estate, Errol has built a strong focus on **selling, renting, and managing multi-family properties** throughout the GTA. He has been a Top Producer since 1988. In 1998, he joined Harvey Kalles Real Estate.

Director’s Circle Award 2017–2025 • Chairman’s Club Award 1990–2016

KE CHEN

Administration

JOSEPH WILSON

Property Manager

MADONNA GHAIOR

Administration &
Property Management

KATE VALERIO

Administration/Controller

MARY SCOTT

Operations Manager

LESIA SZEWCZUK

Sales Representative

OLGA KOURITSYNA

Sales Representative

MILA VILNER

Sales Representative

APRILE SCHWARTZ

Sales Representative

Disclaimer

Not intended to solicit buyers and sellers now under contract. All testimonial letters are on file at the office.

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WARRANTIES

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