

RESALE HOMES COLLECTIONS

1 YEAR ANNIVERSARY

ORANGEVILLE/CALEDON

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CENTURY 21 MILLENNIUM Opens new Broadway office

The Century 21 Millennium Group Inc. in Orangeville has moved to a new location on Broadway to better meet the needs of their growing brokerage and provide an even higher level of service and convenience to their clients. *Continued on page 4*

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11 Pridham Place



16 Ingleview Dr.



16 Meek Ave.



16 Skelton St.



17 Beechgrove Sdrd



19 Buckstown Trail



24 Buckstown Trail



28 Barleyfield Rd.



32 Estateview Circle



35 Diamondwood Dr.



44 Livingston Dr.



54 Junetown Circle



11 Kimbark Dr.



67 Sparrowbrook St.



68 Meek Ave.



99 Summer Valley Dr.



47 Paisley Green Ave.



12627 Kennedy Rd.



242 Bonnieglenn Farm Blvd.



12629 Kennedy Rd.



16033 Mississauga Rd.



4717 Beechgrove Sdrd



4954 Boston Mills Rd.



8944 Castleberg Sdrd.



9056 Finnerty Sdrd



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18794 Horseshoe Hill



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Their previous office, at the other end of Broadway, was a good location, however, it was decided that the amenities at the new location including more parking and a spacious new office area would provide even more opportunities for both Century 21 staff and their clients.

Ultra-modern design with an abundance of light, the new office features some outstanding design cues that provide privacy while at the same time give an open and roomy appearance through the clever glass wall concept.

The Brokers of Record, Joanne Evans, and Martin Minda have a network of 5 Century 21 offices that service a large region.

The Orangeville Century 21 office primarily serves Orangeville, Caledon, Dufferin County and the surrounding townships. There are 42 sales representatives serving clients from the Orangeville office.

“We have three teams and individual agents,” explained office manager, Margaret Byrne. “We opened here at the end of June to have a better, more visible location, better parking, and a bigger presence in town. Everything here is state-of-the-art. We have the absolute best technology.”

The Century 21 network means sales representatives have a connection to other regions which has been an amazing advantage, especially in this changing market.

“We have five offices with the Millennium Group Inc. so any of our agents can work from any one of those offices,” Ms. Byrne explained.

...Doing a lot of business means that Century 21 agents are very familiar with the local market, market trends, and the nuances of each neighbourhood and area in the region...

“We have locations in Orangeville, Brampton, Wasaga Beach, Collingwood, and Thornbury. We do primarily residential, but we also look after commercial needs with several of our agents who specialize in commercial properties. Our 42 sales professionals at this office are full-time Realtors who are experienced and are ready to service anyone’s needs. When you list with us, we’ll do everything to promote your property for maximum exposure to the market, from ordering photos and the video tour, getting the web design done, and staging the home. We even may have to call in a handyman or cleaner to make the property ready for sale.”

This means every sales representative at this office is dedicated to the profession and seeks to provide a service that meets or exceeds their client’s needs.

“We have great agents, great experience, and a good market share,” Ms. Byrne said of why you should choose Century 21 when buying or selling a home, adding, “We do a lot of business in town.”

“Doing a lot of business means that Century 21 agents are very familiar with the local market, market trends, and the nuances of each neighbourhood and area in the region. They can advise you on the local amenities, services, schools, clubs, and sports facilities, in any area of town.

The Orangeville Century 21 Millennium office is the #7 office in Canada within the Century 21 system. We are doing so well servicing the needs of both the local population and those hoping to move to the area, that are seeking new qualified real estate representatives to join their expanding team.

The new Century 21 Millennium Group Inc. office is located at 232 Broadway in Orangeville.

– Written by Brian Lockhart



RESALE HOMES COLLECTIONS

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NEW MORTGAGE STRESS TEST RULES make home ownership tougher

(NC) If you're in the market for a new home or follow real estate news, you're likely aware of Canada's new mortgage stress test rules that came into effect in June. While the new rules are designed to help cool the country's overheated housing market, they also lower a buyer's purchasing power.

If you're buying a home, the mortgage stress test requires a bank to confirm that you can still make your mortgage payment at an interest rate that is higher than what you actually pay each month. That qualifying rate has increased from 4.79 to 5.25 per cent.

This means that under the old rate, a couple in the market for a home with a combined annual income of \$100,000 and no debts would qualify for a mortgage amount of \$535,000. With the new qualifying rate, this couple now qualifies for a mortgage amount of \$510,000.

If you're currently house hunting and are worried that you may not be able to afford a home with these new rules, consider land lease. This option is increasing in popularity because it allows families to purchase their own home without buying the land, making homeownership more affordable.

Plus, homes in many land lease communities offer several other untraditional benefits. For

example, Parkbridge, an owner-operator of land lease communities, offers community management, which includes maintaining shared spaces like roads and sidewalks. Many Parkbridge communities also come with shared amenities including pools, golf courses, lawn bowling, fitness centres and more, which are also managed and maintained by onsite teams.

As for getting a mortgage, the process for buying a land lease home is quite similar to buying a freehold home, though you may have to shop around for a mortgage specialist who is familiar with land lease. With a lower purchase price for the same amount of square footage than a freehold home, land lease is becoming a more popular way for first-time buyers to break into the current housing market.

Find more information at parkbridge.com.

www.newscanada.com

5 factors to consider when relocating

(NC) Has the pandemic made you think about making a big move? If so, you're not alone — semi-rural and country life have become more attractive to many people craving more space.

In fact, one in three Canadians are considering relocating, according to a recent survey by insurance company Aviva Canada. If you're house hunting, here are some things to keep in mind:

1 OUTDOOR LIVING SPACE. A property with enough outdoor space is essential for many families who have spent more time enjoying nature lately. Whether you need room for entertaining, gardening or a play area for kids, make sure you take the time to consider if the yard or patio fits your vision for outdoor living.

2 AFFORDABLE LOCATION. In today's red-hot housing market, affordability is key. Though it's tempting to spend all your savings on the perfect place, make sure you can still manage the mortgage payments if interest rates rise or there's a family emergency. If you still need to go into the office occasionally, factor in higher commuting costs or the added expense of an additional vehicle.

3 INSURANCE IMPACT. As more people move away from large cities, this may come with some surprises. Not only are crickets much louder at night, but there's more to think about than just the mortgage and property taxes.

"There are insurance considerations when it comes to rural versus urban properties," explains Phil Gibson, managing director, personal insurance and data science at Aviva Canada. "The age of the home, its proximity to fire hydrants or firehalls, and flood risk are all factors. That's why it's best to discuss these things with both your insurance broker or agent and your realtor before settling on your dream home."

4 MULTIGENERATIONAL living. More Canadians are choosing to live with extended family members, whether it's to help care for aging parents or to share housing costs. If this is something you'll need now or soon, make sure any home you're looking at can potentially accommodate everyone, or factor in a big renovation budget.

5 Proximity to amenities. Don't get caught up in how beautiful a home is if it's far from places that improve your quality of life. Everyone has their priorities — whether it's being near parks, restaurants or a local library. If you're planning a move away from the city, think about how often you'll want or need to return to see how far away it's reasonable to move.

www.newscanada.com



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29 TODD CRES, DUNDALK



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Where are people looking to buy a *property*

The wild ride that the real estate market has provided over the last year has resulted in record prices, bidding wars, and reduced inventory around Dufferin County.

Add to that the fact that we have experienced a historic pandemic, and the two factors have created a new wave of real estate transactions – but in a new location.

With travel to locations outside of the country restricted and even provincial borders experiencing closures to non-residents, many people have decided to create their own vacation paradise near their home.

Others have decided to take advantage of the situation and invest in vacation homes and properties in Ontario's northern cottage country.

Investors have discovered a booming rental

industry where vacation properties can be rented out by the week by people wanting to escape the city for the tranquillity of life on a lake in Haliburton, Muskoka, or the Kawartha regions.

This summer, in particular, has seen record bookings at lakeside properties in cottage country as people are desperate for some vacation time away from home.

As a result, the cottage and lakeside home real estate market have become super hot.

There are two distinct types of properties in Ontario's vacation country.

The 'cottage' as it is known in Ontario, is a property that can range from very rustic with basic amenities to those with more modern facilities. Some can be used year-round, while others were built for summer use only.

A lakeside home is an entirely different kind of cottage country property. It is designed to be more like a regular house you would find in a city with all the same features and is designed to be used all year long.

There is a huge variety of lakeside property with all sorts of variables that will reflect on the market value. While some are easily accessed all year, other properties may only be accessible during the summer months.

Others are located on islands or lakeside areas that are only reachable by boat.

While some potential buyers may find an island cottage an appealing get-away home, others will just find it a nuisance to have to buy a boat or rely on a water taxi every time they want to go away for the week or get into town to buy supplies.

For investors, all these things should be taken into consideration when purchasing a property that will be used as a rental.

Many people will look elsewhere rather than rent a property that is too secluded and won't allow a day trip into town.

Likewise, a property that is winterized could attract renters who want to take advantage of winter activities like ice fishing, snowmobiling, and cross country skiing.

Some areas are connected through a lake system that allows travel to other lakes and towns. This tends to produce a higher rental fee and a higher property value.

As more buyers and investors are looking north, the property values in Ontario's cottage country are hitting record levels and the area continues to be one of the hottest real estate markets in the country.

Jerry Gould and the Gould Team can help you through any home buying or selling process no matter what time of year it is.

– Written by Brian Lockhart

Information provided by Jerry Gould and the Gould Team ReMax Real Estate Centre office at 115 First Street, Orangeville. Faith, Community, Experience... It's Who We Are!
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AREAS WE SERVE

Members of the Orangeville & District Real Estate primarily serve, but are not limited to, the following areas: all of Dufferin County which is comprised of the rural townships of Amaranth, East Garafraxa, East Luther, Melancthon, Mono, and Mulmur as well as the communities of Grand Valley, Orangeville and Shelburne. The members also serve the Township of Adjala, the Town of Caledon and the Township of Erin.



Looking ahead to the fall real estate season

Traditionally, the fall real estate market starts to pick up speed after the summer doldrums that tend to cause a slow-down in the industry as many potential buyers turn to vacation time and summer activities and put the home search on hold for a couple of months.

WHILE REALTORS don't have a crystal ball that will allow them to peer into the future and see what the market will do, all points indicate that this fall will again see a marked increase in buying and selling activity.

According to the local statistics, the market has been steady in terms of prices over the summer.

While it has been reported that there has been a slight decline in prices paid, the statics show that the market is actually remaining strong although asking prices have somewhat levelled off.

In July of last year, the market had a huge increase that boosted asking prices to record levels, and that accounts, at least partially, for the more level field that is currently being experienced.

Even so, the July market was still very strong.

The market was still hot until April of 2021 when it seemed to hit a plateau where prices simply could not go any higher.

Even with the current slowdown, the market is still strong compared to historic levels over the past decade.

In the spring, homes on the market were selling in record time, with many finalizing deals within only a couple of days.

While deals are still closing fast, a seller who could have expected to accept an offer within one or two days now can expect a more reasonable time of ten days or more.

There is still high demand in the region. However, there is still a low-inventory situation at the current time. Low inventory in Orangeville and the surrounded areas has been a concern for several months.

Moving into the fall, it is generally believed that there will be minor gains, but nothing like the red-hot market of the past two years in terms of rising asking prices.

For a period of time, there was an exodus of people from larger centres hoping to move to Dufferin County. As the bidding wars reached fever pitch, many people simply gave up as they found the stress and anxiety of constantly making an offer only to be out-bid, became too much.

With the rising cost of housing in Orangeville now very close to other markets, some potential buyers decided they wouldn't have an advantage when selling their home and trying to buy elsewhere.

However, there still are many people hoping to move to the region based simply on the more relaxed atmosphere, lifestyle, culture, and variety of activities available to residents.

Now that there is less competition and the bidding wars have calmed down, some people are diving back into the fray in hopes of placing a bid and having an offer received.

Many buyers have been watching the market and waiting for a calmer situation before starting another home search.

When the fall market gets underway, local realtors are hoping for a robust market with continued strong sales in the region.

Written by Brian Lockhart

Dufferin Real Estate Market Update

Dufferin Statistics (excluding Orangeville) - July

	July, 2021	July, 2020	% Change
# of Active Listings	74	114	-35.09%
# of Sales	48	86	-44.19%
Average Sale Price	\$1,119,799	\$824,544	35.81%

Dufferin Statistics (excluding Orangeville) - Year to Date

	Jan - July, 2021	Jan - July, 2020	% Change
# of Sales	454	355	27.89%
Average Sale Price	\$1,089,612	\$766,039	42.24%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	74
Divided by Sales per Month	48
Months of Inventory	2

There is currently 2 months of inventory on the Market in Dufferin (excluding Orangeville). In a Buyers Market, there is normally more than 6 months worth of inventory.

July 2021 vs. July 2020

The number of active listings in Dufferin (excluding Orangeville) decreased by 35.09% in July 2021 over the same month in 2020. The number of homes sold decreased by 38 homes or 44.19% in July 2021. Average sale prices increased by 35.81%.

Year to Date 2020 vs. Year to Date 2019

The number of homes sold increased by 99 homes in July 2021 over the same month in 2020. Average sale prices were up by 42.24%.



Members of the Orangeville & District Real Estate Board (ODREB) are also members of the Canadian Real Estate Association (CREA), the Ontario Real Estate Association (OREA), and the Toronto Real Estate Board (TREB), and, as such, adhere to a high standard of professional conduct and a strict Code of Ethics.

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The arrival of the local railway helped to put Proton Station on the map

Current residents of Proton Station might not consider their corner of the world to be an actual ghost town, however, when you consider the past history of the village, it does qualify as a place that once was a bustling hub full of businesses that have now vanished.

IT IS LOCATED ABOUT 10 KM NORTH OF DUNDALK and just off Highway 10. The town was first settled in the 1850s as a few pioneers made their way to the area.

Proton Station really became a spot on the map when the Toronto, Grey and Bruce Railway laid tracks and set up a train station in 1872. It was an unusual choice for a railway stop.

Even though the terrain is flat and level, the area is prone to spring flooding.

The first church in town was the Knox Presbyterian Church, later call Knox United, which was built in the mid-1870s.

Apparently, the local community was quite religious. Sunday morning Sunday school registered 170 children for classes, with 14 Sunday school teachers in charge.

An Orange Lodge was established in the late 1870s, chapter 244.

The TG&B Railway was not financially successful, and it was bought out by the Canadian Pacific Railway in 1884. The CPR converted the narrow gauge rail to standard size and introduced telegraph services.

A post office opened in 1886 in a new store owned by Frederick Freeman. The store became a popular place for locals to gather and socialize.

By 1890, Proton Station had grown into a small industrial community with around 75 residents.

There was a sawmill, run by the Boyd Brothers and two other sawmills and a lath mill run by James Carnochan and the Neilson Brothers.

The Neilsons built three houses to accommodate their mill workers. They also opened a general store. Another important industry was the brickworks owned by William Irwin and J.C. Wright.

The brickworks operated right up until 1932. More business eventually sprung up around the town.

There was a hotel owned by Neil McLean, Trelford's hardware store, Blakely Woodworking, and the Pollock blacksmith shop.

The town knew they had really made the big time when the Bank of Hamilton (later part of the CIBC) opened a branch for local residents.

Tragedy struck the small town in August of 1901 when a CPR engine jumped the track and rolled.

A work crew with five teams of horses were installing a new siding as the train approached.

Three people were killed in the ensuing carnage, and 15 railway cars were destroyed in the accident.

A family named the Devers started their own general store in the early 20th century. The store quickly became the place to hang out for local residents.

They were the first people to introduce electric lighting to the area. They also owned radio and became the gathering spot for locals on Saturday nights to listen to radio programs. The store burned down in 1933.

The town thrived through the mid 20th century.

In 1915 a new church, the Trinity Anglican Church was built.

In 1947 a decision was made to close the local schoolhouse as it was deemed unsafe. The new school opened in 1948 and operated until the centralization of the school system in the mid-1960s.

After the Second World War, people began to move away. Both churches were abandoned and later demolished.

The railway tracks were removed in the 1980s, and the railbed converted to a recreational trail.

Proton Station is still there and still has residents, but the days of the townsfolk gathering at the general store to listen to the radio are over.



– Written by Brian Lockhart

**REPAIR SHOP
FOR SALE**

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**CAR WASH
FOR SALE**

50 HANBURY STREET, SOUTHGATE

\$975,000



Located in Dundalk's Industrial Park close to downtown this Car Wash has 3 Self Service Wash Bays including the only transport truck wash bay in the surrounding area. Huge revenue opportunities with this almost 1 acre property including office space, commercially rented space and washroom! Call me today, these opportunities don't come often 519-942-7413

MARKET UPDATE

Orangeville Statistics - July

	July, 2021	July, 2020	% Change
# of Active Listings	31	46	-32.61%
# of Homes Listed	60	87	-31.03%
# of Sales	53	73	-27.40%
List Price vs. Sale Price Ratio	104%	101%	2.97%
Average Days on Market	11	16	-31.25%
Average Sale Price	\$754,975	\$667,375	13.13%

Orangeville Statistics - Year to Date

	Jan - July, 2021	Jan - July, 2020	% Change
# of Homes Listed	597	438	36.30%
# of Sales	488	333	46.55%
List Price vs. Sale Price Ratio	107%	100%	7.00%
Average Days on Market	9	18	-50.00%
Average Sale Price	\$784,084	\$626,486	25.16%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	31
Divided by Sales per Month	53
Months of Inventory	0.6

There is currently .6 month of inventory on the Market in Orangeville.
In a Buyers Market, there is normally more than 6 months worth of inventory.

July 2021 vs. July 2020

The number of active listings in Orangeville decreased by 32.61% in July 2021 vs. July 2020. 27 less listings came on the Toronto Regional Real Estate Board in July 2021 vs. July 2020, which is a decrease of 31.03%. The number of homes sold decreased by 20 homes or 27.40%. The average days on the market decreased from 16 to 11 days. Average sale prices were up by 13.13%.

Year to Date 2021 vs. Year to Date 2020

The number of homes listed in Orangeville, year-to-date increased from 597 to 438, which is an increase of 36.30%. The number of homes sold increased by 155 homes. The average days on the market decreased from 18 to 9 days. Average sale prices were up year over year by 25.16%.

Peel - Caledon Statistics - July

	July, 2021	July, 2020	% Change
# of Active Listings	128	191	-32.98%
# of Homes Listed	136	210	-35.24%
# of Sales	102	183	-44.26%
List Price vs. Sale Price Ratio	101%	98%	3.06%
Average Days on Market	14	22	-36.36%
Average Sale Price	\$1,436,066	\$1,142,430	25.70%

Peel - Caledon Statistics - Year to Date

	Jan - July, 2021	Jan - July, 2020	% Change
# of Homes Listed	1,356	1,057	28.29%
# of Sales	884	584	51.37%
List Price vs. Sale Price Ratio	103%	98%	5.10%
Average Days on Market	12	25	-52.00%
Average Sale Price	\$1,409,716	\$1,050,128	34.24%

Buyers Market vs. Sellers Market

Current Number of Homes for Sale	128
Divided by Sales per Month	102
Months of Inventory	1

There is currently 1 month of inventory on the Market in Caledon.
In a Buyers Market, there is normally more than 6 months worth of inventory.

July 2021 vs. July 2020

The number of active listings in Caledon decreased by 32.98% in July 2021 over the same month in 2020. The number of listings that came on the Toronto Regional Real Estate Board in July 2021 vs. July 2020 decreased by 74 homes or 35.24%. The number of homes sold decreased by 81 homes or 44.26%. The average days on the market decreased from 22 days to 14 days. Average sale prices were up by 25.70%.

Year to Date 2021 vs. Year to Date 2020

The number of homes listed in Caledon, year-to-date increased from 1057 to 1356, which is an increase of 28.29%. The number of homes sold increased by 300 homes or 51.37%. The average days on market decreased from 25 days to 12 days. Average sale prices were up by 34.24%.



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Sherwin Williams Bolton

Covering your World

When you approach a Sherwin Williams retail outlet, no doubt you will see the company's name in big and bold letters.

Look to one side, and you will also see their easily recognizable 'Cover the Earth' logo, which was created in 1905.

Sherwin Williams has been around a long time – since 1870 when two men, Henry Sherwin and Edward Williams, formed a partnership and started a paint production company.

Over 151 years, the company has become a leading supplier of paint, coatings, floor coverings and related products for homeowners, professionals, industrial, and commercial customers.

With this type of longevity and a solid reputation, Sherwin Williams has become the trusted name when you need a product to cover your walls.

The new Sherwin Williams retail store in Bolton opened in April of this year to serve the community and surrounding region.

The store is also taking an active approach to being a part of the community and engaging with customers and local residents as well as other businesses in the region.

"We provide all sorts of different services here," explained store Market Manager, Dawson Merkley. "Of course we offer paint, stain, and primer. Essentially we offer coating solutions. We also sell all different types of associated products. Any tools you may require when you're painting, we have it. We also sell spray equipment and machines."

Many local institutions and businesses rely on Sherwin Williams products to maintain their buildings.



"We serve all different types of businesses," Mr. Merkley explained. "That includes contractors, residential business, and property maintenance for places like hotels and retirement homes."

The Bolton Sherwin Williams store wants to be a part of the community and is making an effort to give back to the community to thank residents for their support.

"One of the initiatives we have started is that during our official grand opening, from every gallon we sell we'll be donating \$2.00 to Caledon Community services," Mr. Merkley said. "That money will go back to help better the community and help support some of the initiatives there. They do a number of valuable services like organizing food drives and helping youth get employment. We're planning some more initiatives to engage with the community. Also during the year, we will typically paint somewhere in the community – the entire location. It could be a retirement home or a community service building."

The store works directly with many local contractors. If you require painting but can't do it yourself, they will recommend someone they know and trust.



"We're trying to make a difference in our community by connecting contractors with customers, supplying a quality product that will stand the test of time, and making an impact and a difference in the community that we are in."

If you need paint or a coating for anything in your home, the professionals at Sherwin Williams can advise you on the best product for your project.

The Bolton Sherwin Williams store is located at 50 McEwan Dr. E, in the Super Centre plaza.

– Written by Brian Lockhart



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MAY SPRUCE UP YOUR SPACE GIVEAWAY WINNER IS

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Thank you to all of the entrants for helping make the contest a success.

Keep entering for your chance to WIN!

ORANGEVILLE CITIZEN

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RESALE HOMES COLLECTIONS

SPRUCE UP YOUR SPACE
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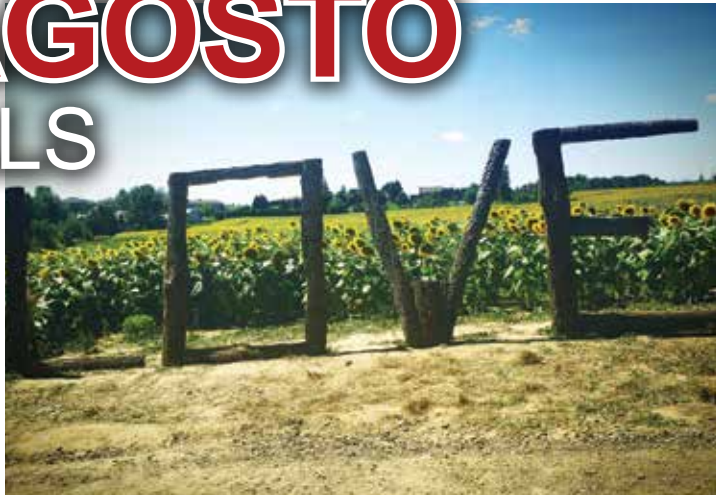
Send your email ballot entry including your name, address and telephone number to heather@simcoeyorkprinting.com

Deadline for entries is 12 noon on Friday, September 17, 2021.

Limit one entry per person. One winner will randomly be drawn on Monday, September 20, 2021. The winner will have their name shown in the August issue of Resale Homes Collections. Must be 18 years of age to enter. Employees and relatives of London Publishing Corp. and contest sponsor are not eligible to win.



FERRAGOSTO IN THE HILLS



We are truly grateful to all that attended "Ferragosto in the Hills" at Campbell's cross farm located at 3634 King street, Inglewood, ON.

It was a very enjoyable day. We (Remax Specialists Tavsell's Inc. Brokerage) are very proud to have been the main sponsor for this event. There were 700,000 + sunflowers, complimentary food, and live music. Following the challenging period, this was a very pleasant event, and it was great to meet people.

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4 EASY TIPS to make working from home so much better

(NC) After a year of working from home for many of us, it's only natural to be hitting a rut. No matter how great your at-home work setup is, you might need a refresh.

Here are a few tips to make working from home so much better:

1. DECLUTTER YOUR WORKSPACE

A lot of work-related clutter can build up over time. Take a few minutes to collect any office items lying around the house, such as your video call headphones or your loose papers and sticky notes. Then recycle anything you don't need and store the rest in a dedicated location. You'll feel fresher and ready to take on what's next.

2. UPGRADE YOUR WORKWEAR

Just because you aren't going into the office doesn't mean you don't deserve to feel your best and look sharp. If you're keen on business wear, try easing into a new pair of pants or a simple summer dress to find a more relaxed summertime vibe. If you've defaulted to pyjamas and sweats every day, consider finding the happy medium with a new pair of sleek joggers, just for a change.

3. GET OUTDOORS

Take advantage of the season and head outside while you can. A quick walk in a local park is a great way to take a break or end your workday. If you have a backyard or balcony, set up a simple internet extender to move the office outside on warm days. The fresh air will lift up your spirits and do wonders for your productivity.

4. BOOST ONLINE SECURITY FOR YOUR PERSONAL DEVICES

According to a recent survey, only 18 per cent of Canadians are using online identity theft protection

tools, and most of us just don't know where to start. With so much online activity taking place, including a high volume of info sharing, we've become increasingly vulnerable to cyberattacks and identity theft, so it's worthwhile to update your security measures for your personal devices as best as you can. While no one can prevent all identity theft or cybercrime, using an all-in-one solution like **Telus Online Security Powered by NortonLifeLock** can help protect your personal devices, online privacy and information. Made for consumers, the comprehensive coverage is available across Canada (excluding Quebec residents) and includes multiple layers of protection that can help protect your identity and provide restoration if your personal information is ever stolen. Overall, changes like these can help bring peace of mind to your work-from-home life going forward. Find more information at [telus.com/onlinesecurity](https://www.telus.com/onlinesecurity).

www.newscanada.com

3 TIPS FOR UPGRADING YOUR VIRTUAL OFFICE

(NC) Many of us hastily switched over to working from home when the pandemic took hold. Now that we've been at it over a year and a half and lots of companies are shifting to hybrid options permanently, it's time to ensure your virtual office lets you reach your full potential.

Here are three tips to help you create a better home office:

1. GET THE GOOD CHAIR

If you bought a cheap desk chair at the start of the pandemic or have been using one from your kitchen or dining room, then it's time to pick out a better-quality seat designed for a full workday.

This is the number one upgrade to make, and one that's worth a splurge if you can afford it. A chair that's comfortable and helps you sit properly will save your back, neck, shoulders and hands from everyday aches and long-term injury.

2. ENHANCE YOUR VIDEO

Many of us have been relying on low-quality, built-in laptop cameras for video calls for months. This risks awkward angles, iffy lighting and blurry pictures, not to mention requires setting up again every time you move your laptop.

There's only so much a generic background image can do. Instead, try using a compact or mirrorless camera, such as the **Sony ZV1B**, for your video calls. You just download the camera's free software on your computer to set it up for calls and connect to your laptop. Then you can open your video chat and have everyone admire your crisp, clear image.

3. UPGRADE YOUR HEADPHONES

A decent pair of headphones can make a major difference to your quality of life at work, and they don't have to be expensive. There are so many types, so do your research for a pair that fit your needs. Think about comfort for long meetings, durability and how multipurpose you want them to be. Noise-cancelling headphones might be worth it if you're sharing a space, while wireless ones can let you tidy up your home as you listen to a webinar.

Find more creative tech ideas from experts at [henrys.com](https://www.henrys.com).

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WE ARE RAPID TESTING

The pandemic has altered our lives. Many have lost loved ones. Many have lost their jobs. The multitude of trickle down effects from the isolation, alienation, depression and anxiety to name a few have been crippling. As much as there has been great progress, we are not out of the woods and hard times still lay ahead.

With that in mind, we here at The Chris Richie Group want to continue to do everything we can to offer our services as safely as possible. We have begun a rapid testing program, where we as Realtors have the ability to test ourselves on a regular basis as a way to ensure, to the best of our ability, that we are safe to perform our jobs.

From the onset of this pandemic, Realtors being deemed an essential service had to devise protocols to do our best to keep ourselves and the public safe. From limits to the amount of people attending showings, to mandatory masks and hand sanitizing, to maintaining distance, Realtors have done a great job devising protocols to sell homes in these frightening times. We are going that one step further at THE RICHIE GROUP. During our day to day activities, we visit many homes. We want to be able to say that we have done everything we can to make sure that we are safe when we visit your home!

Together, we will get through this!

MAILBOX GIVEAWAY

When Covid first hit us we had two young men (13 and 15 years old) walk into our office and present us with a beautiful mailbox they had created and asked if we would like to purchase any. Well, we did because it was so impressive to see these two teenagers going the extra mile and getting creative. We have decided to give one of the mailboxes away to one of our wonderful readers. If you would like the opportunity to be our winner simply send an email to advertising@remaxinthehills.com and we will enter you into our draw. Please provide us with your name and contact information so we can reach out to you if you win.

If you would like to purchase a mailbox for yourself check out their website www.mailboxstudio.ca or call 519-288-4123 and ask for Marcus or Thomas.

