



March 23, 2009

To: All Residents

10 Yonge Street and 10 Queen's Quay West

Subject: Noise Transfer

Noise is one of those classic irritants that can drive neighbours crazy. However, what exactly constitutes “noise disturbance” in the condominium setting?

Because residents essentially live in stacked housing, noise will be transferred from suite to suite from time to time by other residents. When does it constitute a nuisance?

Management often defines normal noises as the “stuff of everyday living”. Generally, we all travel over floors, watch television, listen to music, talk, prepare meals, clean the home and do laundry. When the aforementioned activities occur during the day, most people do not even notice the noise due to ambient noise emanating from inside their own suites, outdoor traffic noise or the noise that mechanical components from within the condominium generate. Residents need to recognize that these types of noises generally do not constitute a nuisance. In the main, these types of noises are the stuff of everyday living.

If, however, the noises occur after the hour of 10:00 p.m., inevitably some people will be disturbed by the aforementioned noises. It is part of condominium living that residents need to be considerate and turn down the volume of televisions and stereos in the evenings and on weekends. We need to be conscious of the lifestyles of our neighbours who may work late or do shift work. We need to consider the elderly and children who may retire earlier than other residents. Garbage should not be disposed of late at night when the sound of the chute opening and garbage travelling down the chute will be highly disturbing to some.

With respect to renovations, we need to recognize that evenings and weekends may be a time of quieter activities for many residents. Clearly, it is unfair to others when banging or drilling occurs into the evenings or on weekends and other residents have no way to escape the noise.

This is all a way of saying that condominium living does require adjustments in behaviour.

Should you hear noise that is disturbing to you, especially in the evenings or on weekends when the Management Office is closed, please call the concierge desk to report it. Noise needs to be verified. Often times, residents without malice will assume that the noise is emanating from above when in reality, noise can travel from below and from adjacent suites, so please do not make presumptions until we Management and Staff have had an opportunity to investigate.

Thank you for your kind attention to the matter of noise transfer.

Yours truly,
Brookfield Residential Services Ltd.
Acting for and on behalf of MTCC 979 and MTCC 989