



Colosseum Property Management



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This award is in recognition of **Colosseum Property Management's** stellar reputation and trust among customers and industry peers, evident in the numerous nominations we received from our subscribers. **Colosseum Property Management** emerged as the **Top Property Management Company in Canada 2025** after an exhaustive evaluation by an expert panel of C-level executives, industry thought leaders, and our editorial board.

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# Colosseum Property Management

## Redefining Property Management with Technology and Accountability

Property ownership isn't short on management companies. It is short on ones that deliver. For strata councils, condo boards and residents across Canada, the story repeats itself. Calls go unanswered. Managers stretch themselves across too many buildings. Financials arrive months late. Property values decline instead of growing.

The industry often chooses volume over care. Teams are spread thin. Promises go unfulfilled. Clients move from one firm to another, only to face the same frustrations again.

Colosseum Property Management set out to break that cycle. Its approach is straightforward but rarely seen: Hire the best managers, give them the capacity to succeed and put accountability in writing. Common sense should guide property management, yet common sense is not common enough. Colosseum makes it standard.

"Actions speak louder than words and our culture is built on that principle. We do not just promise accountability, we put it in writing," says Ciprian Floroiaie, co-owner and managing broker.

Floroiaie's path reflects that belief. He began with hands-on maintenance and gradually transitioned into overseeing complex capital projects. This journey cultivated a strata manager's mindset—proactively resolving issues and planning with foresight. Today, that same approach guides how Colosseum Property Management supports every strata community: with early intervention, long-term vision and a commitment to preserving property value and harmony.

Acta Non Verba, actions not words, runs through every company layer. It appears that in how contracts are written, managers are supported and client relationships are built for the long term. Standards are clear and measurable. Councils receive financial statements within 21 days. Meeting minutes follow within seven. Emails sent before 3 p.m. are answered the same day. Emails sent later receive a response the next morning. Non-emergency matters are resolved within 48 hours. Quotes reach councils within two weeks. Routine communications go out within three days. Accountability matters only when it can be measured, so every promise comes with a deadline.

To prove those promises, Colosseum writes a 10 percent refund guarantee

into its contracts. If a standard is not met, the client automatically receives a rebate. Few firms in the industry place consequences behind their commitments.

The infrastructure ensures consistency. Clients have 24/7 access to accounts, reports and documents. Automated processes streamline collections, maintenance and approvals. Councils gain real-time dashboards that show financials at a glance, supported by sound budget planning, compliance-ready reviews and secure trust-account handling. Results follow. When one council's insurance premiums tripled after a fire, Colosseum worked with brokers to cut costs by nearly \$90,000. That result shows how expertise translates into measurable savings.



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The same mindset extends to sustainability. LED retrofits and smart thermostats reduce energy use and cut operating costs, improving long-term value while protecting the environment.

Culture reinforces service. Each year, Colosseum presents the Acta Non Verba award to recognize outstanding client relationships and a charitable donation in the recipient's name. Councils that achieve excellence are also honored with a client award linked to a donation to a charity of their choice. In Colosseum's view, accountability should reach beyond business and into community impact.

That commitment drives growth. Colosseum recently expanded into Vancouver while maintaining its service standards. Accountability, transparency, responsiveness and respect form the framework for every decision.

Across much of the industry, unanswered calls, delayed reports and declining property values remain the norm. At Colosseum, they do not. When actions speak louder than words, the difference is not just visible. It is measurable. **RB**

Ciprian Floroiaie,  
Co-Owner and Managing Broker



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