

**Tanya Tierney Team**  
REALTY INC. BROKERAGE

**FOR SALE!**  
152 Shrewsbury Dr, Brooklin

Beautifully upgraded freehold townhome, 3 bedroom, 3 bath with garage access to a private backyard & a walk-out basement

#1 Realtor in Brooklin since 2012\*

**CALL TANYA 905-706-3131**  
Office@TanyaTierneyTeam.com

**It's coming...**

Brooklin residents are preparing for a ghoulish night. Enter to win the Town decorating contest on page 2. Also enter the BTC colouring contest on page 7.

**Protect your home with our Active Deterrence Cameras.**

Our security experts will install your new system, activate it, and show you how to use it.

**Packages Starting Under \$1200**

Nervous leaving home? **flexiti** Google

**We have surveillance equipment to put your mind at ease.**

Contact Us

- 905-655-3661
- skyviewelectronics.com
- helpdesk@skyviewe.com

**Women's Wellness Event**  
Navigating Change with Clarity

Join us for an evening focused on **women's health through peri-menopause and menopause**

**Tuesday October 28th 5pm**

ERC Optometry, 72 Baldwin St, Unit 101, Brooklin

Learn from our expert panel of local healthcare and style professionals, each offering insights to help you feel your best inside and out!

RSVP 289-638-2150, Space is Limited!

**Booking 2026 Installations Now!**

**R. Havery**  
LANDSCAPE & CUSTOM HORTICULTURE CONTRACTING  
905-424-2249  
Since 1996

PROUD SUPPORTER OF:

**We Clear Commercial Snow. Don't Wait to Call!**

## Prom: The Story Continues...

The below news piece went on the Brooklin High site three days after the student walkout and two days after the BTC went to print.

We include it here now as the story about the prom cancellation continues to unfold. There will be more on this in a future BTC issue.

### Brooklin High site looks at prom issue

(from the Brooklin High School site: Home->Our school->News)

#### Answering your questions about Proms

(Posted On Thursday October 09, 2025)

This past week, we have received many inquiries about end of year celebrations for graduating students, especially proms. We have put together a list of some of the most common questions and answers.

#### How do schools celebrate graduating students?

All DDSB secondary schools host a commencement event, or a completion event, usually in June. This is a celebration of learning; students have the opportunity to come together and celebrate the completion of their secondary school programs. There can be speeches and awards, but most importantly, students are recognized for their accomplishments by their friends, staff, families and community. This is the celebration of an

important milestone in their learning journey.

#### How is Commencement different from "Prom"

"Prom" is commonly considered a party for the graduating class. It usually happens outside of the school day. It is often organized by a combination of students and staff and can be held at an offsite venue. Students buy tickets to cover the cost, and attendance is restricted to the graduating class. Prom is considered an extracurricular activity. It is not part of the formal curriculum and relies on volunteer staff support to be planned and supervised.

#### Does every school do the same thing?

No, prom looks different at every school. Decisions about school-based events are made at the school level. When the prom is organized by the school, Principals are responsible for ensuring that the event, like all extra-curricular activities, is student-focused and reflects

the unique nature of the school community.

There are also differences in practice around school-organized prom events throughout the province. Some school boards do not have school-organized prom events in any of their secondary schools, and some have a mixture of school-organized and community-organized events. In the DDSB, at least one school moved to a community-organized celebration model, which has been running successfully for approximately 10 years.

#### Did the DDSB cancel proms?

No, there has been no district-wide cancellation of all proms at the DDSB. Three DDSB secondary schools recently sent a letter to their school community explaining that they were looking to make changes to the practice of organizing proms, shifting away from the past practice of school organized events.

#### Why did these three schools take this approach?

The principals exercised professional judgement, considered the safety concerns, the time involved in planning, the growing complexity in expectations, the challenges of safe supervision, and the increasing concern about liability and risk to students. Recognizing that proms are handled differently in many school communities, they felt there was an opportunity to change the practice in their school community.

#### Did the DDSB tell them they

#### had to reintroduce prom?

The DDSB recognizes that proms are school-based activities. The district asked the schools to take a pause in the transition planning to allow time to:

- Reflect on feedback from students, families, and staff
  - Create space for co-planning and dialogue
  - Ensure any decisions align with school values and priorities
- It's not a cancellation—it's a commitment to thoughtful collaboration.

#### Will proms be reinstated in these schools?

The schools have received plenty of feedback, are reflecting on what has been shared, and are working with students and staff on a path forward. Recognizing that there are alternative approaches being used in our district, there will be time to explore these models and find a solution that works best for each school community. Schools will keep their local community informed.

#### Respectful Feedback

We deeply appreciate the feedback received so far but are concerned about messages that target individuals. We ask that all communication remain respectful and constructive. Comments that are hateful, libelous, or slanderous are not acceptable and detract from the shared goal of building a positive school experience. We're committed to working together to find a path forward that reflects our community's values.

## Enter Whitby's Halloween Home Decorating Contest

The Town of Whitby announces the start of its third annual Halloween Home Decorating Contest.

Get creative by decorating your windows, lawns, and porches with a Halloween or fall harvest theme and submit a photo or video under 12 seconds by 3:59 p.m. on Monday, November 3 for the chance to win!

New this year, decorators can opt in to be featured on the Town's interactive Halloween map. Showcase your spooky setup and help neighbours discover the best trick-or-treat spots in Whitby.

During the first week of November, a special panel made up of Mayor and Council

Members will assess entries. The winners will be notified by email on November 7 and announced at the Regular Council Meeting on November 10 at 7 p.m.

There are three great prize packs to be won. Winning entries will be featured on the Town of Whitby's social media channels following the contest for everyone to see.

Decorate your home or business with your best Halloween or harvest-themed decorations, then take a photo or video of your display.

To enter, go to: <https://survey123.arcgis.com/share/911f105cb55e428e8113b5d1b8ff84c2> (It's on the [whitby.ca](http://whitby.ca) site main page)

## Less than half the picture: It Took A Village



By Richard Bercuson

From the editor's slovenly desk:

For the last two BTC issues, we were not only up the creek without a paddle, but pert near in it and flailing as the water rose.

Then came the rescuers: Brooklinites, parents, teens needing community service hours, even some non high

school kids just eager to help.

With few viable options for us to deliver the paper during the Canada Post strike, over two dozen Brooklin residents stepped up to help us get our paper to Brooklin homes. Unfortunately, we couldn't deliver door-to-door to Ashburn and Myrtle as the geographic logistics were just too challenging. For that, we apologize.

So, to the marvelous folks, teens, and kids who delivered, our most sincere thanks for helping but also for being so darned pleasant about it. It was my pleasure to meet you all.

## Brooklin TOWN CRIER.com

Brooklin's Community Newspaper

*Proud to be a Brooklinite*

Since 2000. Published 24 times per year.

Editor, Richard Bercuson

613-769-8629 • [editorofbtc@gmail.com](mailto:editorofbtc@gmail.com)

• Circulation 8100 • Delivery via Canada Post  
Locally owned and operated. A publication of  
Appletree Graphic Design Inc.

We accept advertising in good faith but do not endorse advertisers nor advertisements. All editorial submissions are subject to editing.

For advertising information, contact:  
Email: [RhondaMulcahy1350@gmail.com](mailto:RhondaMulcahy1350@gmail.com)

Next Issue: Friday, November 7, 2025

**Deadline: Friday, October 31, 2025**



## The Freemasons Lodge



By Jennifer Hudgins

The Masons, formally known as Freemasons, are one of the world's oldest and most widespread fraternal organizations, Freemasonry. It originated in the late 16th to early 17th centuries, evolving from the medieval stonemasons' guilds of Europe. Today, it is a non-religious, non-political organization that promotes moral development, charity, and brotherhood.

In 1852, a dispensation was granted to establish a Masonic lodge in the growing community of Brooklin. Known as Mt. Zion No. 39, the lodge officially affiliated with the Grand Lodge of Canada and received its Charter on July 14, 1858.

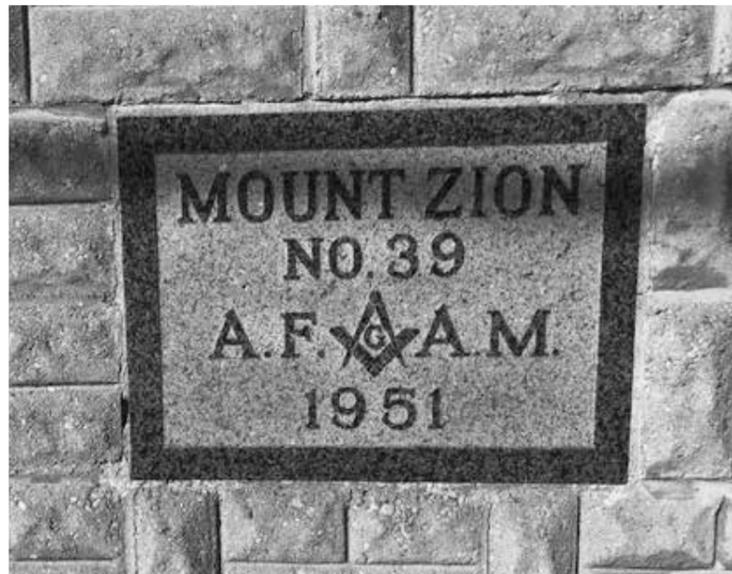
Masons from across the region, including Prince Albert, Brougham, and Pickering, travelled by horseback to attend meetings. For years, the lodge had no permanent home. That



changed on December 17, 1870, when a framed building was constructed at 14 Cassels Road. Officially dedicated on November 23, 1871, the hall quickly became a hub of community life.

### Shared facility

In addition to hosting Masonic gatherings, the building was shared with several fraternal organizations: the Independent Order of Odd Fellows (I.O.O.F.), one of the world's oldest, with origins in 18th century England; the Ancient Order of United Workmen (A.O.U.W.), which offered working-class men mutual aid and life insurance; and, for a brief time, the Royal Templars of Temperance, a group committed to promoting abstinence from alcohol and supporting social reform. The hall also served as



for political meetings, dances, and community events. To keep pace with its expanding role, the building underwent significant renovations in 1907, ensuring it remained both functional and welcoming.

One notable figure in the lodge's history was James Bickell, who operated a grist mill on Lynde Creek south of Way Street. A dedicated Freemason, he served as Master of the Mount Zion Lodge from 1867-1868, helping to guide the fraternity through its formative years.

Between 1880 and 1895, the lodge faced a challenging period as several small local industries relocated from Brooklin to other towns. Many of the lodge's members were employed by these businesses and their departure led to a decline in

both membership and financial stability. Despite these setbacks, the remaining Masons showed dedication in keeping the spirit of Masonry alive in the community. It took many years of effort and perseverance before the lodge was finally able to pay off its mortgage. In 1918, lights were installed in the building when hydro came to the village, and taxes were just \$2.43 per year. The

Whitby Public Library Archives holds records of donations, presentations, and Masonic events held at the hall.

### New building

In the spring of 1951, the original building was demolished to make way for a new temple. The cornerstone was laid during the second week of September that year, and the new building was officially dedicated in March, 1953. This time the construction was completed without incurring any debt, and annual taxes were \$300. At the dedication, the lodge counted 135 members.

While the building is listed in Whitby's Municipal Heritage Register, it is currently classified as having "No Heritage Value," meaning it does not qualify for official heritage protection at this time. This classification reflects specific municipal guidelines and does not lessen the important role the building has played in the community.

Though not formally designated, the lodge remains an important part of Brooklin's history and stands as a tribute to the dedication and spirit of the Masons.



**BROOKLIN OPTOMETRIC CENTRE**

**OCTOBER IS CHILDREN'S VISION MONTH**

- Children are covered yearly by OHIP
- It's important that children are seen for their annual eye exam, even if they aren't complaining about their vision
- We are always accepting new patients
- Children can be seen as young as 6 months old

**Our Eye Care Services Include :**

- ✓ Pediatric Eye Care
- ✓ Contact Lens Services
- ✓ Comprehensive Eye Exams
- ✓ Myopia Management

905 - 655 - 6200    www.brooklineyecare.ca

# You'll get "Hooked" this holiday season! The Panto is BACK!

December 27th-31st  
Town Hall Theatre  
Port Perry

In the grand British tradition where audiences cheer the hero and boo the villain, Hook shifts the focus of the timeless classic Peter Pan to focus on our anti-hero, the one and only, Captain Hook!



This production will feature flashy musical numbers, outrageous costumes, comedy, magic, mayhem, and of course...you're part of the show! Come and boo the villain (which is who, exactly?) and cheer the hero, and have a blast of a holiday time with the

whole family! We promise you'll be hooked! Recommended for ALL AGES!

All shows will feature ASL interpretation.

## What You Need To Know This Week In Whitby



### No Overnight Parking Starting November 1

A reminder that overnight on-street parking is not permitted on roads from November 1 to April 15. The annual seasonal restriction is in place so snow plow operators can clear away ice and snow quickly and easily during the hours when there is less traffic and impact on drivers. Thank you for your cooperation. [whitby.ca/Snow](http://whitby.ca/Snow)

### Join the Whitby Public Library Board

We're looking for one community member to join the Whitby Public Library Board. Library Board members help offer great services and programs to meet the needs of our community.

As a board member you will:

- Shape the Library's mission and goals
- Help approve strategic plans and policies
- Represent diverse community perspectives
- Support a vital public space that connects and inspires

Apply by October 31 at [whitby.ca/AdvisoryCommittees](http://whitby.ca/AdvisoryCommittees)



## WHITBY'S Halloween Home Decorating Contest

Submit a photo of your spooky or fall themed windows, lawn, or porch by November 3 for a chance to WIN one of three prize packs.

[whitby.ca/HalloweenContest](http://whitby.ca/HalloweenContest)

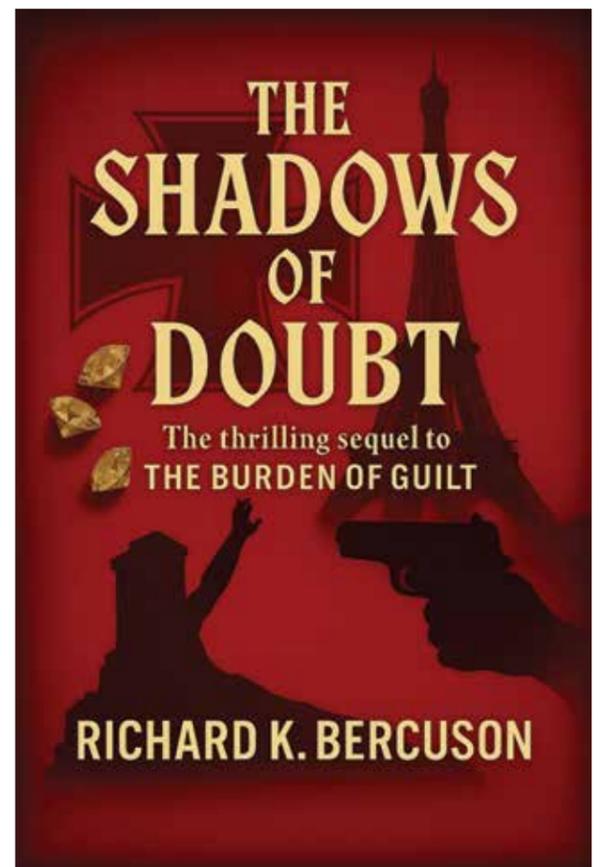


## Novel's Book Launch at The Goodberry

Richard Bercuson's new novel, *The Shadows of Doubt*, will have its official launch at The Goodberry, 55 Baldwin St., on Saturday, Oct. 25, 10 am - 2 pm. He is the BTC editor.

Copies will be available for purchase at a reduced rate. He will also have copies for sale of the novel's first in the series, *The Burden of Guilt*, which came out in 2023. It will also be available at a reduced rate.

Both novels are available on Amazon in paperback and Kindle editions.



Set largely in Paris in 1980, *The Shadows of Doubt* picks up where *Burden* left off. A few weeks after the shooting in the arena that ended the first story, the protagonist, David Benson, is confronted by new information that has him question how and why his father was killed.

It begins with the escape of a Nazi war criminal as the Allies advance following D-Day. Barely a month into his first season coaching a Paris hockey club, Benson learns from his father's personal effects that what he was

told may not have been true after all. Haunted by the discovery, he is forced to rely on an old family friend, an embassy official, and locals with coloured pasts to help unearth what really happened.

Blackmailers and Nazi sympathizers surface in a deadly game of vengeance. Along the way, diamond smuggling, a German werewolf manual and vendettas make him question long-buried truths. Can the truth ever truly stay dead?

Bercuson's website is [richardbercuson.ca](http://richardbercuson.ca).

P: 905-430-4300  
E: [info@whitby.ca](mailto:info@whitby.ca)

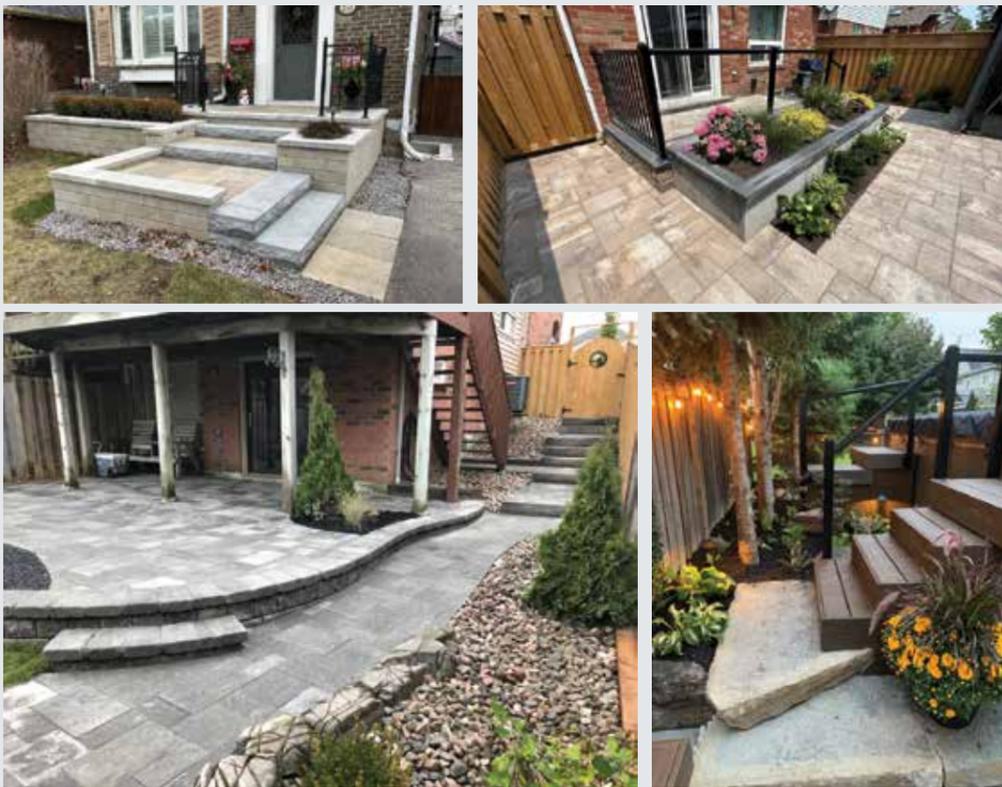
[whitby.ca](http://whitby.ca)



# Support Your Local Business

NO BETTER TIME THAN NOW TO SUPPORT OUR LOCAL ECONOMY

## TIME TO PLAN AND ORGANIZE YOUR LANDSCAPE PROJECTS



Elephant Construction and Landscaping is a local design build company specializing in creative landscape designs. We are qualified in working with interlocking stone, natural flagstone, wooden structures and garden planting. We are experienced, full-time landscape professionals, living and working in the Durham area. Elephant Construction and Landscaping looks forward to meeting and working with you.



**ELEPHANT**  
CONSTRUCTION & LANDSCAPING

Interlocking Stones	Arbors
Steps & Pillars	Patios & Walkways
Custom Woodwork	Retaining Walls
Foundation Planting	Fence & Decks
Natural Stonework	Residential Design/Consultation

**905.655.8500 | elephantconstruction.ca**



Interlocking Stones  
Steps & Pillars  
Custom Woodwork  
Foundation Planting  
Natural Stonework

Arbors  
Patios & Walkways  
Retaining Walls  
Fence & Decks  
Residential Design/Consultation

**905.655.8500 | elephantconstruction.ca**

*We Make Your Dreams Come True!*

DREAM / CREATE / ENJOY



**R. Havery**  
LANDSCAPE & CUSTOM HORTICULTURE CONTRACTING  
905-424-2249 Since 1996

[www.rhaverylandscaping.com](http://www.rhaverylandscaping.com)  
COMMERCIAL SNOW REMOVAL

Now Accepting the Canadian Dental Care Plan



**BROOKLIN FAMILY DENTISTRY**

[www.brooklinfamilydentistry.ca](http://www.brooklinfamilydentistry.ca) #3-5540 Baldwin St. S., Brooklin

New Patients Welcome  
**905-995-5353**

**TURNER MOORE** 

Accessible + Approachable + Accountable

**Alan Hogan** CPA, CGA

Providing a full range of professional accounting & taxation services.

75 Baldwin Street, Brooklin

**905.655.8556 • www.turnermoore.com**

ECRA/ESA Lic. #7009595



**BEETHAM ELECTRIC**  
Scott Beetham, Owner

**905-449-0890**  
sbeetham@beethamelectric.com  
beethamelectric.com

**RESIDENTIAL • COMMERCIAL • INDUSTRIAL**



**CB POOLS & SPAS**

**905-425-SWIM (7946)**  
contact@cbpools.ca  
20 Cassels Rd E  
[www.cbpools.ca](http://www.cbpools.ca)




## Brooklin Family Matters: by Leanne Brown



### Injury anxiety - but she scored

Was it career-ending, life-altering, or even will she ever walk in cute shoes again?

As the mom of a 115-pound rugby girl, the text from my teen athlete about a twisted ankle immediately had me jumping to all manner of conclusions. My kid goes full-speed into people the size of refrigerators, so a little melodrama is warranted.

With a weird mix of pride and terror, I'm proud she wears her bruises like they're the latest fashion trend. However, my mom-brain does the math. Her weight, minus the dirt and grit, is not much compared to a player built like a defensive lineman. You can't deny the physics. Every tackle is a tiny heart attack. Except this time, her coach's text confirmed my fears. It read, "Foot injury." Then he added, "But she got the try!"

The drive to the school was a blur of frantic texts to my husband.

"Did you hear?" - "A foot injury. Might be broken!" - "It could be a tear!" - "But she scored!"

It felt like a conversation between my rational self and my overly-dramatic mom-self.

When I saw her, my fears were replaced with relief and her stubborn bravado. She sat on the trainer's table, her foot propped up on an ice pack, trying to act like a seasoned pro.

"Just a bruise," she insisted, waving away my fussing. While I wanted to bubble wrap her, I settled for a hug that I hoped communicated both love and an unspoken, "You are so lucky you're cute."

On the drive home, she relived the moment in a way only a teenager can. "I was running, and this giant girl - she was massive, Mom - came out of nowhere! She tackled me, but I didn't let go of the ball."

With pride, she recounted her valiant fight. As she replayed the moment, I noticed an overlooked detail: the fact that she was in her mom's car because she couldn't put weight on her foot.

"The pain didn't hit until after I put the ball down," she admitted. In my opinion, that was the most dramatic part of all.

We're home after x-rays that confirmed no break. I'm armed with ice packs and a new appreciation for a daughter who thinks a sprained foot is a small price to pay for a try. It's in these moments that you realize how much you love your kid, the tiny warrior who makes your heart stop, only to make it swell with pride a moment later.

So we'll continue this cycle of fear and triumph because that's what being an athlete's mom is all about. That plus drama, pride, doctor's visits, physio and the endless trips to the store for more ice and K2 tape.

## Upcoming lane restrictions on Thickson Road North

Durham Region is advising residents of upcoming lane restrictions on Thickson Road North (Regional Road 26) in the Village of Brooklin, in the Town of Whitby.

**When:** October 21 to December 22. Unfavourable weather conditions may impact the work schedule.

**Where:** Lane restrictions will be in place on Thickson Road North, from Carnwith Drive East to Baldwin Street North, in Brooklin.

**Why:** To safely install a watermain in support of new development.

**Note:** The Region realizes that the work may be disruptive and will make every effort to complete the work as quickly and efficiently as possible. Drivers are asked to exercise caution for the safety of pedestrians, cyclists and work crews.

To view a live interactive map of current construction projects and up-to-date traffic information, please visit [durham.ca/TrafficWatch](http://durham.ca/TrafficWatch).

## Durham Municipalities Raise Food and Funds

Durham Region area municipalities are proud to announce that they have collectively raised food and funds equivalent to more than 6,750 meals for those in need, during Hunger Action Month in September.

Hunger is an important issue that affects individuals, seniors, and families throughout the Region. As Durham Region continues to rapidly grow and food prices increase, more people are experiencing homelessness and/or using food banks and related services than ever before. Since 2020, food bank visits have surged over 250 per cent in Durham Region, according to Feed the Need in Durham.

Last month, food and monetary donations were made by residents, community organizations, businesses, and municipal staff who showed an outpouring of generosity to fight local hunger. All donations will be leveraged by Feed the Need in Durham and other area food banks, like Durham Community Action Group, Salvation Army, Community Development Council Durham and Christian Faith Outreach Centre, to support local families in need.

Durham residents can continue to fight local hunger by donating to **Feed the Need in Durham** or other local food banks. **View Feed the Need in Durham's Wish List of most desired food items.** Feed the Need in Durham is also always on the lookout for volunteers who want to make a positive difference in our communities.

### Quick Facts

- Together, the municipalities collected and donated 1,350 lbs. of food, and \$2,811 through the online donation option, which is the equivalent of 6,750 meals.

- Almost 37,000 unique individuals accessed a Feed the Need in Durham food bank between April 2024 and March 2025.

- Last year Feed the Need in Durham partnered with the Town of Whitby to open a new **market-style food bank**, to provide fresh, frozen and non-perishable food items to individuals and families in need. The market aims to offer more choices and meet diverse dietary needs, while addressing the increasing demand for food bank services.

## Local climate action: discover, connect and be inspired

Whether you're passionate about sustainability, eager to learn about Durham Region's climate initiatives, or simply looking for a fun and meaningful outing with the family, the **Durham Climate Roundtable Fall Forum** is the place to be. The annual event will bring together leaders, innovators, community members and their families, to communicate about climate change in ways that are accessible, empowering and rooted in community.

**Who:** Hosted by the Region of Durham and the Brilliant Energy Institute at Ontario Tech University.

**Where:** Regional Headquarters, 605 Rossland Road East, in Whitby.

**When:** Saturday, November 15 from 10 a.m. to 2 p.m. Doors open at 9:30 a.m.

**What:** This family-friendly day is packed with activities that highlight climate challenges and initiatives specific to Durham Region. Hear from our keynote speaker and expert panel as they tackle the challenges of climate change disinformation and misinformation, and discover practical tools for meaningful conversations.

Test drive an electric vehicle through PlugN Drive or hop on one of Durham Region Transit's Electric Buses!

Connect with inspiring sustainability organizations at the exhibitor fair, expand your network and be part of the movement toward a more sustainable future in Durham.

**Register for this family-friendly event.** Registration is encouraged but not required.



Colouring Contest is sponsored by:

Enter to win a prize by November 8, 2025

Drop off to Gus Brown Hyundai, Brooklin

Name: \_\_\_\_\_

Age: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

**Check out our Pre-Owned Inventory on our website!**

**Gus Brown**  
HYUNDAI

**445 Winchester Road East, Brooklin**

SALES (905) 721-6599  
SERVICE (905) 721-6588  
PARTS (905) 721-6577

Hyundai  
**Ultimate Savings**  
Sale  
October 20 to 31

Finance from: **2.99%**  
**+ \$1,500** bonus on all 2025 TUCSON Plug-in Hybrid.

Up to: **\$750** in additional bonus on select in-stock vehicles.

Check out our Pre-Owned Inventory on our website!

**Gus Brown**  
445 Winchester Road East, Brooklin

SALES (905) 721-6599  
SERVICE (905) 721-6588  
PARTS (905) 721-6577

2025 SIERRA 1500 DENALI ULTIMATE CREW CAB

**0%** FINANCING ON ALL REMAINING 2025 GMC MODELS ON LIMITED TERMS\*

FINANCE FROM **0%** FOR **84** MONTHS\*  
ENDS OCTOBER 27

**Gus Brown**  
BUICK GMC

Monday - Thursday 9:00am-7:00pm  
Friday 9:00am-5:30pm  
Saturday 9:00am-5:00pm  
Sunday Closed

SALES 905-668-5846  
SERVICE 905-668-8871  
PARTS 905-668-8853

**1201 Dundas St. East, Whitby**

50 YEARS DRIVING THE COMMUNITY est. 1968

CHECK OUR WEBSITE FOR INVENTORY!

# MARKETING YOUR HOME FOR ALL IT IS WORTH!

## Selling real estate during divorce

Divorce is rarely easy and when real estate is involved, the emotional and financial stakes can ramp up. Indeed, selling a home during divorce can be one of the most challenging transactions homeowners may face, underscoring the importance of working with a neutral real estate agent experienced in divorce sales.

The King Home Team: Royal Heritage Realty understands that whether you're parting ways amicably or facing a more contentious split, selling a shared home requires careful planning, clear communication and a solid understanding of your legal and financial rights.

The family home is often the largest shared asset in a marriage and under the Family Law Act in Ontario, married couples share the net family property equally. The matrimonial home is fully subject to division, even if one spouse owned it before marriage, and deciding whether to sell, buy out or co-own can be a complex decision. In our experience, selling the property is often the cleanest way to divide the asset and move forward independently.

Meanwhile, you'll need to agree on logistics, answering such questions as who lives in the home and who will handle showings and negotiations. Ideally, both parties will agree on the selling process, including how decisions will be made. You'll want to choose a real estate agent who will be willing to communicate separately with both parties if needed.

The King Home Team will conduct a market analysis to determine a fair listing price. Both parties should agree on this number to avoid delays or disputes. Like any sale, we recommend you declutter and make minor repairs to boost your home's appeal to potential buyers. Please know we offer staging as part of our services.

We will present you with offers and guide you through negotiations. If communication is strained, we can act as a go-between to keep things professional and focused. The King Home Team encourages you to remain focused on the end goal, as selling the home is a step toward closure and independence. Use the sale as an opportunity to start fresh, possibly through downsizing or relocating.

Market Overview: The Central Lakes Association of Realtors® September 2025 Housing Market Statistics shows an increase in sales activity across the Region alongside a growing supply of new and active listings. In

Durham Region, sales reached 707, a slight increase from 672 in September 2024. The average selling price was \$877,963, representing a 1.8 per cent decrease from \$894,499 one year ago. However, the average price rose compared to August 2025 when it was \$860,951. Active listings increased to 2,810 compared to 2,394 last September, with homes spending slightly more time on the market at 29 days compared to 22 last year.

The Bank of Canada rate cut to 2.5 per cent in September, with another 0.25 per cent cut expected later this month. However, the banks are yet to pass on reduced rates to consumers. Our advice to buyers is to take advantage of increased inventory and lower rates to negotiate better deals. Our advice to sellers is to price competitively and focus on strong presentation, especially for condos and northern Durham areas.

The King Home Team: Royal Heritage Realty is experienced in divorce sales and is committed to providing clear communication between parties and mediating if emotions run high. If you find yourself in a financial bind when it comes time to renew your mortgage and are considering downsizing, count on us to work with your budget to meet your needs. Please visit our website at [www.kinghometeam.com](http://www.kinghometeam.com).

*Eleanor and Maurice helped us find our first home amidst one of the hottest housing markets Ontario has seen. They were willing to drive all over the place to meet us for back to back viewings, were quick to respond when we needed information and wanted to see a house in short order, and fought for us during negotiations. They offered realistic feedback in terms of a house's potential and value, and knew each area we visited well. It was a pleasure to work with both Maurice and Eleanor, and we would be very pleased to work with them again in the future. SW*

Your House Didn't Sell? Mortgage Payment Doubled? Call us. We have experience in this kind of Market. 905.409.6730

905.409.6730  
view 1000's of Homes for sale at [KingHomeTeam.com](http://KingHomeTeam.com) or [KingOfBrooklin.com](http://KingOfBrooklin.com)



3 Bdrm, 3 Bath



Over 3000 sq ft, 4 bdrm, Fin Bsmt



Former Model Home | 4 Bdrm

Thinking of Making a Move? Call us for superior results! 905.409.6730



More New Build Bungalows Available! Quality Finishes! Loads of Extras

## Your Trusted Source to Buy, Sell or Invest!

### What others are saying...

- "Trusted advisor!" | "Customer Focused!" | "Local Expert!" | "Professional!" | "Knowledgeable!"
- "Hard Working!" | "Accessible!" | "Dependable!" | "Patient!" | "Reliable!"
- "Well Prepared!" | "Honest!" | "Strong Negotiator!"
- "Superb Service!"



Want to know what's happening in the market?  
Want to Know the Value of your House?  
**Call Us Now! 905.409.6730**  
There is no cost or obligation!



\*\*Photo similar to house being built Not intended to solicit those under contract.