



Property Management

# Property Maintenance Calendar Northern Ontario

Month-by-month cleaning and maintenance guide for residential and commercial property owners in Northern Ontario's four-season climate.

12 Months 4 Seasons Month Bay & Sudbur

complete seasonal calendar

Northern Ontario climate

Binx service area

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## SECTION 01

# Why Northern Ontario Properties Need a Maintenance Calendar



Northern Ontario's climate creates distinct seasonal maintenance demands not found in southern Ontario.

Northern Ontario properties face maintenance challenges that are amplified by climate, geography, and season length. A property that is properly maintained on a seasonal calendar lasts longer, costs less to repair, and presents better to clients, tenants, and visitors.

## Northern Ontario Climate Factors

- Road salt season: Ontario municipalities apply road salt from approximately November through April. Salt tracked into buildings accelerates floor deterioration, corrodes metals, and requires specific cleaning chemistry to neutralize.
- Freeze-thaw cycles: Northern Ontario experiences 30–60+ freeze-thaw cycles per year. These cycles expand moisture in concrete, siding, and exterior surfaces — accelerating deterioration if maintenance is deferred.
- Spring mud season: Snowmelt and spring rain create a 3–4 week window of extreme soil loading at building entrances. Entrance matting and frequent floor cleaning are critical.
- Summer insect season: Flying insects accumulate on exterior light fixtures, screens, and entry areas. Regular exterior cleaning prevents buildup.

- Fall leaf season: Deciduous trees drop leaves that block gutters, mat on walkways, and create slip hazards. Fall cleanup is a significant property maintenance demand.

## SECTION 02

# January & February — Deep Winter

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January and February are the peak months for salt tracking, HVAC stress, and low natural light. Maintenance focus in these months is protecting interior surfaces from road salt damage and maintaining indoor air quality.

## January & February Maintenance Checklist

- ☐ Entrance matting: check and replace or clean heavily soiled mats — critical salt barrier
- ☐ Hard floors: use salt-neutralizing cleaner on all hard floors 2× per week minimum
- ☐ Carpet: vacuum high-traffic areas daily to remove salt before it settles
- ☐ HVAC filters: replace in January and monitor monthly — winter air is dry and dusty
- ☐ Humidifier maintenance: clean and descale ultrasonic or evaporative humidifiers monthly
- ☐ Interior windows: clean condensation residue on windows in heated spaces
- ☐ Ceiling fans: run on low/reverse to redistribute heat — check for dust accumulation
- ☐ Salt storage: check exterior salt bins — refill if needed for facility staff

## SECTION 03

# March & April — Winter Transition

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March and April bring snowmelt, mud season, and the beginning of spring deep cleaning.

March and April mark the transition from deep winter to spring — and the most challenging soil period of the year. Snowmelt carries accumulated winter contamination into building entrances in concentrated form.

## March & April Maintenance Checklist

- Entrance mats: increase cleaning frequency — daily shake and weekly wash
- Gutter check: inspect gutters for winter ice damage after major thaw
- Exterior walkways: inspect for frost heave and trip hazards — repair or barricade
- Salt residue: deep clean all hard floors with salt neutralizer as snow season ends
- Windows: clean interior windows after heavy condensation season
- Drains: check all floor drains for debris and snowmelt backup risk
- Exterior lighting: clean exterior fixtures as days lengthen — insects begin accumulating
- Begin spring cleaning planning: book professional deep clean for April–May window

## SECTION 04

# May & June — Spring Activation



May and June are the prime window for exterior cleaning and the annual deep clean.

May and June are the highest-activity months for exterior property maintenance in Northern Ontario. The ground is thawed, equipment can be deployed, and the full extent of winter's impact on the building exterior is visible.

## May & June Maintenance Checklist

- Annual spring gutter clean — remove winter debris, check for damage
- Pressure wash building siding — after salt season ends
- Pressure wash driveway, walkways, and parking areas
- Deck cleaning and sealing — prime window for wood treatment
- Exterior window cleaning — full building, exterior and interior
- Annual deep clean (commercial): strip and recoat VCT floors if applicable
- HVAC transition: spring service call, replace filters, clean return air grilles
- Landscaping activation: work with grounds maintenance on spring cleanup coordination

## SECTION 05

# July & August — Summer Peak

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Summer maintenance keeps high-traffic exterior and common areas in peak condition.

July and August bring high occupancy, increased outdoor activity, and accelerated soil loading at building entries from foot traffic, landscaping activity, and summer events. Maintenance focus shifts to keeping pace with higher-than-average usage.

## July & August Maintenance Checklist

- Exterior entry: sweep daily — grass clippings, mulch, and organic debris track in heavily
- Entrance mats: shake and vacuum 2× per week during landscaping season
- Windows: mid-summer clean — pollen, insect residue, and UV exposure
- BBQ and outdoor equipment areas: clean weekly if in use
- Parking areas: spot-clean oil drips and power wash if needed
- HVAC filters: check at mid-summer — higher occupancy increases particulate load
- Waste management: increase bin servicing frequency during high-traffic periods
- Exterior lighting: clean accumulated insect debris from fixtures monthly

## SECTION 06

# September & October — Fall Preparation



September and October are critical for fall gutters, exterior cleaning, and winter readiness preparation.

Fall is the most maintenance-intensive season for exterior work. The window between leaf fall and freeze-up — typically October in Northern Ontario — is narrow. Fall maintenance tasks must be completed before the first hard freeze.

## September & October Maintenance Checklist

- Fall gutter clean: after leaf fall but before freeze — the most critical clean of the year
- Downspout inspection and flushing before freeze season
- Exterior pressure wash: last opportunity before freeze
- Deck: final clean, remove furniture and cover or store
- Exterior caulking: inspect and repair before freeze — caulk does not cure in cold
- HVAC transition: fall service call, replace filters for winter season
- Salt supply: stock entrance salt bins before first frost
- Floor mat rotation: transition to heavyweight winter entrance mats

## SECTION 07

# November & December — Winter Readiness

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November and December mark the end of the exterior maintenance season and the beginning of winter interior-focused maintenance. Properties that are properly winterized require significantly less reactive maintenance through the deep winter months.

## November & December Maintenance Checklist

- Confirm all exterior maintenance is complete before hard freeze
- Holiday deep clean (commercial): professional clean before year-end occupancy increase
- Check all exterior lights: replace bulbs before the dark season
- Entrance salt program: confirm suppliers and confirm bin levels
- Indoor air quality: humidifier setup or inspection before heating season
- Furnace/HVAC: confirm winter service is complete — filter replaced
- Year-end floor care (commercial): strip and wax VCT if not done in spring
- Drain winterization (cottage/seasonal): confirm all seasonal properties are closed

## SECTION 08

# Recurring Monthly Tasks



Consistent monthly tasks prevent small maintenance issues from becoming large repair bills.

Regardless of season, a set of monthly maintenance tasks keeps properties in consistent condition year-round. These are the tasks that are easiest to defer — and whose deferral creates the most costly catch-up work.

## Universal Monthly Maintenance Tasks

- ❑ HVAC filters: inspect and replace as needed (minimum every 3 months)
- ❑ Exhaust fans (bathroom, kitchen): wipe grilles and verify operation
- ❑ Floor drain check: confirm all interior floor drains are clear
- ❑ Hard floor inspection: check for finish wear, surface damage, and slip hazards
- ❑ Exterior lighting: check all bulbs and fixture condition
- ❑ Pest check: inspect entry points, mechanical rooms, and food storage areas
- ❑ Emergency lighting: test function of emergency and exit lighting
- ❑ Service log review: review cleaning completion logs and address any gaps

SECTION 09

# Annual Deep Clean Schedule



Annual deep cleans address the accumulated soil, wear, and deferred maintenance of the full year.

Annual deep cleans go beyond routine maintenance to address every surface — including those not covered by regular service. For commercial facilities, the annual deep clean is typically timed to coincide with reduced occupancy or facility shutdown periods.

## Annual Deep Clean Scope by Property Type

### Key Scope Items

Strip/wax floors, full window clean, carpet deep clean, vent cleaning

Floor restoration, window clean, display fixture deep clean

Full floor scrub, overhead high-access clean, dock restoration

Full home deep clean, window clean, garage, basement

Full seasonal opening clean — see cottage cleaning guide

SECTION 10

# Building Your Property Maintenance Budget



A realistic maintenance budget prevents deferred maintenance from compounding into costly repairs.

Property maintenance is one of the highest-ROI investments a property owner can make. Deferred maintenance does not save money — it converts low-cost preventive maintenance into high-cost reactive repair. A realistic annual maintenance budget, scheduled against this calendar, is the most cost-effective approach.

## Maintenance Budget Framework

### Notes

Routine janitorial service

One-time per year

Pressure wash, gutters, windows

Strip, wax, and buff program

Varies by unit size and filter type

### Binx Maintenance Programs

Binx Professional Cleaning offers monthly, quarterly, and annual maintenance programs designed for Northern Ontario properties. Call (705) 845-0998 or visit [binx.ca](http://binx.ca) to build a customized maintenance plan for your property.

ABOUT BINX

# Why Clients Trust Binx Professional Cleaning

\$	W	Q	G
<b>\$5M</b>	<b>WSIB</b>	<b>Quality</b>	<b>100%</b>
Liability Insurance	Full Coverage	Audit Verified	Green Certified

Binx Professional Cleaning is a locally owned and operated cleaning company serving North Bay, Sudbury, and surrounding communities in Northern Ontario. With 70+ trained cleaning professionals, we deliver consistent, verified, and insured cleaning services to over 200 commercial and residential clients every week.

We are proud partners of Cleaning for a Reason, providing free cleaning services to cancer patients in our community. We use 100% green-certified Green Cleaning Chemical products across every account. Every cleaning visit is verified through our Quality Audit inspection platform — so you never have to wonder whether the work was done.



# Year-Round Property Maintenance — North Bay & Sudbury

Binx Professional Cleaning provides year-round cleaning and property maintenance services for residential and commercial properties across Northern Ontario. Call (705) 845-0998 or visit [binx.ca](http://binx.ca) to schedule your seasonal services.

Get a Free Quote — [binx.ca/contact](http://binx.ca/contact)

North Bay  
1315 Hammond Street  
North Bay, ON P1B 2J2  
(705) 845-0998

Sudbury  
767 Barrydowne Road  
Sudbury, ON P3A 3T6  
(249) 239-1225

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

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