Original introduction

Given Toronto's high demand for rental housing, it's crucial to understand factors affecting rental prices. As more people seek affordable options amidst rising costs, analyzing property attributes and market dynamics becomes essential. This study aims to answer: "How do property features and time on the market influence rental prices in Toronto?" Muraleedharan's 2019 study highlights how pet-friendly policies in Toronto condos impact property desirability, as more flexible pet allowances correlate with higher sale prices. While this insight is relevant to understanding how amenities affect property value, the study does not address factors like the property's age, rental type, or the time a property remains on the market, which could also influence rental desirability and pricing. This leaves room to explore a broader range of property characteristics relevant to Toronto's rental market. Similarly, Krashinsky and Milne (1987) found that the number of days on the market influences demand in Toronto's housing market, a relationship we assume holds for rentals. Yet, it omitted modern rental priorities, such as WiFi and parking. In Pi's 2017 study of the Kitchener-Waterloo rental market, longer listing periods often led to price reductions, while features like parking added value. However, the study did not examine potential price differences by building type, such as houses versus apartments, which might impact rental price dynamics in urban centers. Our study addresses these gaps by examining property size, rental type, and pet-friendly policies, along with days on the market, number of bathrooms, and number of bedrooms. This range of variables will allow us to analyze how different property features affect rental pricing in Toronto's competitive market, providing data-driven insights that may support tenants, landlords, and housing policymakers. Linear regression is well-suited to this analysis, as it quantifies the relationships between rental price and multiple predictors, allowing for independent assessment of each variable's impact. With straightforward assumptions and interpretability, linear regression is ideal for modeling complex, multidimensional influences on rental prices. By using this method, we can effectively estimate how property size, type, and amenities contribute to rental pricing, offering a clear, data-backed understanding of Toronto's rental market dynamics.

Edited introduction:

Understanding the variables influencing rental pricing in Toronto is essential since the city's competitive real estate market and affordability concerns are escalating. This study investigates the effects of time on the market and property attributes (such as the number of bedrooms, number of bathrooms, building type, and pet friendliness) on rental pricing. This study attempts to answer *"How do property features and time on the market influence rental prices in Toronto?"*. The findings will help regulators, landlords, and tenants understand pricing trends and help them benefit.

The relevancy of the study is supported by the three journal articles we found. Muraleedharan (2019) demonstrates how pet-friendly legislation can increase a property's attractiveness and value in his article. Although they only looked at property sales, Krashinsky and Milne (1987) emphasized the effect of time on real estate market demand. Pi (2017) showed how facilities like parking can significantly impact rental costs. Combining these results, this study uses the Toronto rental data set to examine the various effects on rental pricing.

Linear regression works best for our research because it can quantify the relationship between rental prices and a number of predictors. By employing this methodology, the study fills the gap in the current research by examining a combination of factors—property features and time on the market—that have not been fully explored together in the context of Toronto's rental market and provides a way to better understand Toronto's complex rental market.

Editing techniques employed:

: Clarity

- The edited introduction ensures that ideas are crisp and directly linked to the objective of the study:
    - **The original** introduction contains complex inferences and transitions, requiring the reader to connect ideas between studies.
    - **The edited** introduction summarizes the relevance of studies with direct statements:
- Why: To clearly present why the study is relevant and avoid “fuzzy writing”.

: Simplicity

- The edited introduction simplifies the content by reducing unnecessary complexity and focusing on the essential information:
    - **The original** introduction includes lengthy, detailed references to multiple studies, their methodologies, and gaps in their findings. And contains sentences with multiple ideas.
    - **The edited** introduction removes excessive details and uses shorter, clearer sentences
- Why: To make the writing light, fast, and accessible to readers.

: Elegance

- **The original** introduction is segmented, jumping between research studies, gaps, and methodology without smooth transitions.
- **The edited** introduction now answers the following questions:
    - Why the topic matters - context and significance of the study.
    - What the study investigates - research question and scope.
    - How it addresses research gaps - brief mention of prior studies.
    - Methodology - linear regression.
- Why: To ensure the introduction reads smoothly, engages the audience, and explains complex ideas in an easy-to-understand way.

Reflection:

Editing the writing sample went well because I made it simpler and clearer, working collaboratively with my group members to refine the text. Cutting down long sections made it easier to read, and reorganizing ideas helped everything flow better. The hardest part was deciding what to cut without losing important details. Overall, I learned how keeping things simple, clear, and smooth makes writing much better, and how teamwork can enhance the editing process.