

West Perth Village

Mitchell, Perth County

A practical guide to independent rental apartments, life-lease bungalow townhomes, long-term care and the documents to review.

Prepared September 10, 2026



THE SHORT ANSWER

Three distinct seniors-living pathways

West Perth Village is a not-for-profit seniors campus in Mitchell. Independent living includes Ritz Manor rental apartments and Thames River Place life-lease bungalow townhomes; long-term care is a separate regulated program. Confirm the exact option, agreement, costs, services and availability.

Ritz Manor

Independent-living seniors apartments offered on a rental basis.

Thames River Place

Life-lease bungalow townhomes along the Thames River watershed.

Care

A separate long-term-care program with regulated placement steps.

Explore West Perth Village

Use Kevin Flaherty's search as a discovery route, then verify the exact program, current agreement, charges, services, application and availability.

[VIEW COMMUNITY SEARCH](#)

West Perth Village at a glance

A concise mixed-campus snapshot. The current program documents for the exact option remain decisive.

Campus

Not-for-profit seniors campus at 4118A Road 164 on the edge of Mitchell.

Ritz Manor

Secured-access independent-living apartments offered on a rental basis.

Thames River Place

Life-lease bungalow townhomes with attached garages near the Thames River watershed.

Long-term care

A separate regulated care program with eligibility and placement processes.

Community outreach

Optional transportation, meals and social programs may be available separately.

Availability

Rental, life-lease and care openings follow different application or transfer pathways.

MAIN TRADE-OFF

One campus, three different agreements

A rental lease, a life-lease occupancy agreement and a long-term-care placement are different arrangements. Verify eligibility, charges, included services, maintenance, transfer, termination and availability for the exact option.

Start with the exact housing program

Do not infer costs, services, rights or responsibilities from another program or resident's experience.

What the current evidence supports

Ritz Manor uses a rental model; Thames River Place uses life-lease occupancy; long-term care is regulated separately. Obtain the current agreement, charge schedule, included services, eligibility, application steps, rules, taxes, utilities, insurance and transfer information.

AT A GLANCE

Rental apartments
Life-lease bungalows
Regulated care

Documents and questions to confirm

- The exact program: Ritz Manor rental, Thames River Place life lease or long-term care.
- Current application, eligibility, approval, waiting-list and occupancy steps.
- Entry price or rent, monthly charges, increases, taxes, utilities and insurance.
- Included services, maintenance, accessibility, parking, pets and alterations.
- Life-lease transfer, resale, termination, estate and professional-advice requirements.
- Current availability and the timing of any rental, purchase, transfer or placement.

Cost categories to separate

Entry

Confirm rent, life-lease entry price, deposits, legal costs and adjustments.

Ongoing

Confirm monthly charges, taxes, utilities, insurance, upkeep and services.

Future

Review increases, repairs, transfer or termination steps and moving costs.

IMPORTANT

This guide intentionally avoids fixed prices, rents and availability claims. Obtain the current program agreement, charge schedule and professional advice before relying on any cost, service or transfer estimate.

A seniors campus near Mitchell

The Village combines independent housing, care and outreach near everyday Mitchell services.

A mapped community point

The owner-supplied mapped point identifies the campus on Road 164. West Perth Village and Ritz Manor use 4118A; Thames River Place uses 4118B. Confirm the exact destination and appointment instructions before visiting.

MAPPED COMMUNITY POINT

Open the map to check the community area and nearby routes.

OPEN MAP

Lifestyle considerations

Apartments

Ritz Manor provides secured-access independent apartments linked to the campus by an enclosed walkway.

Bungalows

Thames River Place provides life-lease bungalow townhomes in a natural river-watershed setting.

Mitchell

Shopping, healthcare, recreation and community services are nearby.

COMMUNITY LIFE

Community Outreach offers optional support and social programs. Confirm current eligibility, scheduling, charges and which services are available to residents of each housing option.

Test the daily-life fit in person.

Tour the exact apartment, bungalow or care setting; compare accessibility, support, parking, storage and outdoor space; then test routes to healthcare, shopping and family.

Use discovery, then verify the program

Rental, life-lease and care availability use different processes and can change.

COMMUNITY HOME SEARCH

West Perth Village discovery

Open Kevin's community search as a discovery route. It may not reflect apartment, life-lease or care availability; confirm the exact program directly.

[VIEW COMMUNITY SEARCH](#)

Verify an opportunity in five ways

- Program match: identify Ritz Manor, Thames River Place or long-term care.
- Agreement match: obtain the current rental, life-lease or placement information.
- Cost match: confirm entry price or rent, monthly charges, taxes, utilities and insurance.
- Process match: review eligibility, application, approval, wait-list and transfer steps.
- Lifestyle match: tour the exact setting and compare accessibility, support and daily routes.

HOW TO USE THE SEARCH

This guide intentionally avoids current openings, prices, rents and fee amounts. The controlled search is a discovery tool; verify the exact program, agreement and availability before relying on it.

THINKING OF SELLING HERE?

Kevin Flaherty can help life-lease residents assemble current agreements, charge records, improvements and transfer requirements, then coordinate a sale with the next move.

[BOOK A SELLING CONSULTATION](#)

Buyer and seller checklist

Use this guide to organize the conversation. Current legal, financial and property documents remain decisive.

Buyer checklist

- Identify the exact rental, life-lease or care program.
- Obtain the current agreement, application and eligibility information.
- Confirm entry price or rent, charges, taxes, utilities, insurance and services.
- Tour the exact setting and compare accessibility, support, parking and daily-life fit.

Seller checklist

- Collect the life-lease agreement, rules, charge, tax and utility records before marketing.
- Document upgrades, repairs, inclusions, maintenance and accessibility features.
- Prepare accurate answers about charges, transfer, termination and estate obligations.
- Build the sale around your downsizing timing, not only a listing date.

SEARCH THE COMMUNITY

HOME EVALUATION

BOOK A CALL



YOUR ADULTCOMMUNITIES.CA GUIDE

Kevin Flaherty

Broker and Ontario adult-lifestyle community guide author. Kevin helps mature homeowners and buyers make clearer downsizing decisions.

PLAN YOUR MOVE

SOURCES AND IMPORTANT INFORMATION



Information reviewed September 10, 2026 using the locked AdultCommunities.ca Perth County guide, official West Perth Village information, Ontario's long-term-care directory, Kevin's controlled search and the owner-supplied mapped point.

Information can change and is not legal, financial, healthcare or real-estate advice. Confirm the current program, agreement, costs, services, eligibility, transfer process and availability.

Explore the Perth County adult-lifestyle community guide

Version 1.0 | Updated 2026-09-10