

CASA RENTAL MANAGEMENT

FALL 2024 Tenant Newsletter

As a tenant you are responsible for registering in **RENT Café** for your general maintenance requests.



Go to rentcafe.com and follow the step-by-step instructions.

You must have a space in the postal code. For example: V7B 1B4

Your email must match the email given to CASA Rental Management.

It is your responsibility to keep your contact information current with CASA Rental Management. Please notify your property manager to update your information.

Make sure your rental property is ready for fall! How do I do that?



Light bulbs? Now is the time to check your bulbs before it gets dark. You are responsible for changing lightbulbs inside and out. The **ONLY** exception is if it unsafe to do so.

The local dollar stores sell appliance bulbs and light bulbs.

Clean out your downspouts from leaves and debris!

If you can reach the gutters, that helps too! Protect your home from leaks!



Check your thermostat.

Ensure your furnace is working.

Replace the furnace filters.

Check the breaker and fuses first.



Most thermostats take batteries. This can effect the furnace too. This is a good time to change them.

Use RENT Café for your maintenance request if required.



PLEASE NOTE!

YOUR RENT IS ALWAYS DUE ON OR BEFORE THE 1st OF THE MONTH.

AN EVICTION NOTICE MAY BE ISSUED IF YOUR RENT IS LATE!

**BC 2025
Rent increase will
be 3%**

If you have any questions or concerns, contact your CASA Property Manager

Nikki Durham

Senior Licensed Property Manager
nikki@casarentals.ca
604-445-8767

Brad Thain

Assistant Property Manager
brad@casarentals.ca
604-445-8763



**For after-hour emergencies call:
604-273-6801**

CASA Rental Management

110 - 6086 Russ Baker Way
Richmond BC V7B 1B4
info@casarentals.ca

a tradition of trust since 1979

Fall weather brings rain/snow to the Lower Mainland!



Prevent pooling water! Make sure the drains are clear outside! Although in most municipalities, the city is responsible, however they cannot be everywhere at once. Help them out by clearing them of debris, which in turn will prevent pooling.

Mice and other Rodents

Check for accessible holes around your home. Fill these holes to prevent access.

Mice and rats have an aversion to peppermint and peppermint is an environmentally safe repellent to use.



What do I do if I see a mouse and/or droppings?

Open your windows and clean it up! Spray the urine/droppings with a disinfectant or a mixture of bleach and water and let it soak 5 minutes. The recommended concentration of bleach solution is 1 part bleach to 9-part water. Do not vacuum. Place paper towels in sealed plastic bag and dispose. Contact your Strata Manager or Property Manager.

Insects

1. Basil keeps the flies away.
2. Dishsoap, vinegar will get rid of ants, there are commercial products as well.
3. Spiders don't like citrus
4. Borax for cockroaches
5. Baking soda for bedbugs



PEST CONTROL - WHO IS RESPONSIBLE

Rats and mice and ants, if you live in a Strata property, the Strata is responsible for common property, however there are exceptions... and **you must prevent a problem before it starts!** Bedbugs are the landlord's responsibility... but as a tenant - you are responsible for keeping your property clean, and sanitary. If the pest control company confirms that the pest infestation is tenant caused, the invoice will come to you for payment.



CASA Rental Management tenancies prohibit smoking, vaping, growing of all drugs including cannabis on any CASA Rental Management property, that includes the exterior of the property. Please be aware that as tenants, your tenancy agreement includes this clause. This clause is retroactive to all tenancies entered in to before the "Cannabis Control Date" which was the date this legislation became law.

The cultivation of cannabis in rental units has a retroactive prohibition on the growing, cultivation, and harvest of cannabis in all rental units across BC. Many strata's have the same restrictions. NO growing or cultivation is allowed.

This applies to all tenants, guests, occupants, and visitors.

This is a material term of your tenancy. Any breach can result in eviction.