



CASA RENTAL MANAGEMENT



RENTAL MARKET NEWSLETTER 2025

THE LOWER MAINLAND RENTAL MARKET

Recent Trends in the Lower Mainland Rental Market

- Vancouver rental prices have declined for 18 straight months.
- In August 2025, the average rent for a one-bedroom, one-bathroom unit in Metro Vancouver fell by 12% from the previous month.
- Since August 2024, the average rent for an unfurnished one-bedroom unit in Metro Vancouver has dropped by approximately \$172.

Potential Factors Behind the Decline

The Canadian government's cap on international student admissions may be influencing the rental market, along with new limitations on their ability to work part-time. Broader economic uncertainty-including concerns around tariffs, the job market, and general sentiment-could also be contributing to reduced demand.

Rental prices across Canada have been on a downward trend for the past 22 months, and the Lower Mainland is no exception.

Overall, the Vancouver rental market appears to be cooling, with several areas seeing rent reductions across various unit types.

According to Rentals.ca National, average rental rates in Vancouver's Lower Mainland have dropped.

Vancouver is the only major market in Canada which saw rents decline over the past 2-3 years from -5.6 to -16.1%

<https://rentals.ca/national-rent-report#provincial-overview>

CASA Rental Management is seeing the same trend. If your tenants give notice, there is a chance that your property will rent for less than the current rental price. We will do a property comparison to confirm. When it comes to rent increases your CASA Property Manager will do a market evaluation on your property and will let you know if it is advisable to raise your rental price. Sometimes it is worth keeping the current tenant at the current rental price.

There are more brand-new properties coming on the market. This will affect all pricing as some landlords are offering "free month" rent incentives as well making properties harder to rent.



MAXIMUM INCREASE FOR 2026

Is unknown at this time

RENTAL MANAGEMENT AGREEMENTS UPDATES

If Casa Rental Management sent you an updated Rental Management agreement, these updated agreements do not require any additional deposits. They are strictly to comply with the new regulations/requirements implemented by the BCFSa.

This will also allow us to update your contact information to make sure you are current.



Agreements must be returned by August 31st, 2025. We appreciate and thank you for your prompt attention to this requirement.



UPDATED RENTAL INFORMATION FOR LANDLORDS

The rent you can charge is based on what similar properties in your area are going for, unfortunately not on your mortgage or personal expenses.

That said, it's worth thinking about how to reduce your costs. For example, say your property is worth \$400,000. Even if it sits empty, you still must pay:

- Power, gas, water: around \$100+
- Insurance and taxes: another \$100+
- Speculation and empty homes taxes: perhaps \$160+/month
- Property taxes: around \$150
 - Strata fees: \$300
 - Mortgage: \$1,000



That's roughly \$1,810/month just to hold onto the property without a tenant.

If you rent it out, a majority of those costs can be offset by rental income. Add in a 10% buffer for maintenance/repairs your actual monthly cost is approximately \$2000.

If you can rent the property for \$2,200/month, your portion is \$200/month—much better than losing \$2000 by leaving it empty. Plus, in both cases, you're still building equity as you pay down your mortgage.

Your tenant is paying \$2000 of your expenses. So even if you are not making a profit right now, renting the property helps cover costs and acts as an investment. That \$200 you're putting in each month is helping you own more of a property that's likely to grow in value over time.

EXTERIOR REPAIRS, GARDENING AND PAINTING



With summer winding down, your property manager will be in touch about any necessary maintenance, including tree pruning, fence repairs, and roof work. Fall is the best time to complete these tasks and prevent potential winter problems down the line.

Your Property Manager does not address these required repairs lightly. If they call you, you can be sure that this protects your property from potential future damage.

Many of our properties are recommended to us by our existing property Owners. To show our gratitude we have launched our "Recommend a Friend" program. Recommend CASA Rental Management to a family member, friend, or colleague, and when they become a member of our portfolio, we will reward you with a \$100 gift card!



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

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***a tradition of trust since
1979***

