



CASA Rental Management

ITS COLD! NOW WHAT?

Heating systems working overtime because of the cold? What can you do?

1. Hold off lowering the temperature on your thermostat. Normally turning down the furnace is a good idea, however, when there is extreme cold, its best to not overwork the furnace. It takes much longer to bring the furnace up to temperature when its cold outside. Keep it at a consistent temperature.
2. Be Prepared! Sometimes the furnace cannot bring the temperature all the way up to a desired temperature. Where warmer clothing and use extra blankets on the extremely cold days.
3. Keep the vents clear. High efficiency furnaces often have vents close to the ground, they can get clogged with ice and snow. Make sure they are clear, so safety and performance are consistent.
4. Make sure you have fresh batteries in your thermostat on the wall.



CASA Rental Management continues to be proactive and keeps your tenants aware that their tenancy agreements already include a clause that prohibits smoking, and vaping, and are considered to prohibit the use of cannabis in the same manner.



This change 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.

NO SMOKING/NO VAPING
the use of tobacco, cannabis, vape devices is strictly prohibited in or outside any CASA rental property

INSPECTIONS and YOU!

Although this does seem like an intrusion to have your rental property inspected, many municipalities, homeowners and Strata corporations require inspections be done on rental properties.

CASA Rental Management would like to make these inspections as seamless as possible. We prefer to send an email to you, to arrange access for an inspection. If we do not get a response, we post written notice for access.

Please note that a landlord may enter any common areas that are shared, like hallways, courtyards, and laundry facilities - no notice is required.

Although we do try to accommodate tenant requests for specific times, due to scheduling it is not always possible. The tenant doesn't need to be present for the landlord to enter as long as proper notice is given. Please note; that when the Landlord has given proper notice to enter the residence, the tenant must not prevent the landlord's access.

As the Landlord, CASA Rental Management has the right to inspect your rental property once a month. Some Strata corporation bylaws and Owners require monthly inspections.



LOCKS -The Rules



Per the Residential Tenancy Act, a tenant must not change or re-key the locks on their rental unit without the Landlords written permission. The Landlord must be provided with a key.

If a tenant has the only key, and an emergency occurs when the tenant is not available to open the door, the door can be removed by the emergency personnel or the landlord and the tenant may have to pay for it.



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

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

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a tradition of trust since 1979

