

CASA RENTAL MANAGEMENT



HOLIDAY 2025 OWNER NEWSLETTER

WINTER SEASON & PROPERTY MANAGEMENT

Maintenance is vital but especially in the winter months with the inclement weather including heavy rains, cold temperatures, and snowfall of winter. Frozen pipes, clearing gutters, roof repairs, all of these are important tasks that will prevent property damage. Clogged gutters can cause leaks which can lead to drywall and ceiling damage inside. Your CASA Property Manager will be in touch if this is required for your rental property. Although a little pricey grip strips are recommended to prevent slips, falls and possible costly insurance claims.



Winter property management is different from other months. In the winter season, the elements often play a factor with properties. Management includes trying to minimize the safety risk to the property as well as the tenants. Rain and wind can wreak havoc on rental

property and not just repair costs. If a tree, for example, on the property needs pruning or removal, your property manager may recommend contacting an arborist to confirm that there is an issue. Although there is a cost, the alternative if there is damage could be much worse. If there is a leak, it is much harder to repair and dry up during the winter months. Mold could also be an issue with condensation.



During winter months, problems can occur at any time, and they will have to be repaired fast! You do not have much time because most damage is harder to repair in the winter months and may take longer to remediate.

** LANDLORD/OWNER ACCESS TO RENTAL PROPERTIES**

It has come to our attention that property owners have arrived unannounced to see their rental property. This **is not** allowable under the Residential Tenancy Branch Rules. The RTB Rules state that landlords/ property owners must provide a minimum of 24 hour written notice. Please contact your Property Manager for additional information regarding access.



MAXIMUM INCREASE FOR 2026 is 2.3%

If the current rental price of your property is over market value, a rent increase should not occur however, if the rental price is below market rent, we will be able to raise the rent only per the BC government guidelines.

CASA Rental Management may recommend a rent increase for your property if applicable for 2026.

<https://www2.gov.bc.ca/gov/content/housing-tenancy/residential-tenancies/rent-rtb/rent-increases#current>



*** Please note rental prices are dropping and it may not be recommended to increase the rent if the property is below market value***

COMING SOON!
EMPTY HOME TAX AND VACANCY TAX



As a courtesy, CASA Rental Management reminds you that the Empty Homes and Vacancy Tax reporting is due in early 2026.

The speculation and vacancy tax are an annual tax based on how owners use residential properties in many areas in B.C. affected most by the current housing shortage. This is a provincial tax and applies to all homeowners. Owners in the selected areas must declare by March 31, 2026.

<https://www2.gov.bc.ca/gov/content/taxes/speculation-vacancy-tax>

Vancouver homeowners are required to submit a declaration each year to determine if their property is subject to the Empty Homes Tax. Properties deemed or declared empty in the 2025 reference year will be subject to a tax of up to 3% of the property's 2025 assessed taxable value.

<https://vancouver.ca/home-property-development/empty-homes-tax.aspx>

PLEASE NOTE: It is NOT the Tenant's responsibility to retain and forward your letter mail. Please make sure you have registered with Canada Post for forwarding mail service.

<https://www.canadapost-postescanada.ca/cpc/en/personal/receiving/manage-mail/mail-forwarding.page>

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!



**CASA RENTAL MANAGEMENT WISHES YOU AND YOUR FAMILY
HAPPY HOLIDAYS AND HEALTH AND HAPPINESS IN 2026!**



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***

