



CASA Rental Management

Tenants, Occupants, Roommates?

1. A tenant is the person who signed a tenancy agreement to rent a residential property. Co-tenants are two or more tenants who rent the same property under the same tenancy agreement. Co-tenants are jointly responsible for meeting the terms of the tenancy agreement. Co-tenants also have equal rights under the agreement.
2. Co-tenants are jointly and severally liable for any debts or damages related to the tenancy. That means the Landlord, (CASA) can recover the full amount of rent, utilities or any damages from all or any one of the tenants. The responsibility falls to the tenants to determine who among themselves will be responsible to pay the Landlord.
3. If any one of the tenants on a tenancy agreement serves the landlord a notice to end the tenancy, the tenancy ends for **all** the tenants in the rental unit on the effective date of the notice. A new written agreement with the landlord is required for any tenants who want to continue renting the unit. This is at the landlord's discretion.
4. Roommates/Occupants - Your tenancy agreement with CASA Rental Management, **does not** allow you to add or change a roommate without written permission from CASA Rental Management. When a tenant allows a person, who is not a tenant to move into the premises and share the rent, the new occupant has no rights or obligations under the tenancy agreement. Failure to apply and obtain the necessary approval, is considered a fundamental breach of your agreement, and CASA Rental Management has the right to end the tenancy, if after given notice, the tenant does not correct the breach in a timely manner. CASA Rental Management has no obligation to accept a roommate or occupant as a tenant.



CASA Rental Management continues to be proactive and please be aware that as tenants, your 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

TENANT'S INSURANCE AND YOU



There are a many good reasons why you should have Tenant's Insurance. Your tenancy agreement requires that you have tenancy insurance.

You are liable as a tenant. You are legally responsible for any damage in the building for example if you leave the water running and the water seeps to the unit below and causes additional damage to other units.

If you happen to have a break in or a fire and you've lost everything. Replacing just clothing, could be thousands, furniture much more than that. Monthly premiums are not very high, and it is worth it to have insurance. *Some tenants think that they are covered by the Owners insurance. That is not the case.*

DO YOU KNOW WHERE THE MAIN WATER SHUTOFF VALVE IS?

Locate it and remember where it is if there is ever a serious leak. The shutoff is almost always near the perimeter lower level and not the central part of your home.

- Toilet - the valve is usually on the wall where the toilet is or below the bowl
- Sink - Underneath the sink in the cabinet, there will be a shutoff valve
- Washing machine - There are usually 2 valves, and sometimes a lever

KNOWING WHERE AND HOW TO STOP A LEAK CAN HELP PREVENT EXTENSIVE WATER DAMAGE!

Your Property Manager and Agency Disclosure....

While your property manager can provide you with limited information, they are working for the Owner, and must take direction from an Owner while following the Residential Tenancy Branch directives.

Your property manager *can* - share statistics regarding general information about the rental property market, supply you with a forms and contracts regarding the tenancy, show the property on the owner's behalf, help you fill out the tenancy agreement and communicate your message to the owner.

Your property manager *cannot* - Give you advice on the terms and conditions to include in a tenancy agreement, negotiate on your behalf, or share the Owner's confidential information with you.



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

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**For after-hour emergencies call:
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a tradition of trust since 1979

