



CASA RENTAL MANAGEMENT

JANUARY 2026 OWNER NEWSLETTER

EMPTY HOME AND VACANCY TAX

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

<https://www2.gov.bc.ca/gov/content/taxes/speculation-vacancy-tax/how-to-declare/mailout-schedule>

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

The speculation and vacancy tax is 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 3% of the property's 2025 assessed taxable value. Declarations are due by February 3, 2026

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

BC HOME FLIPPING TAX



The BC Home flipping tax applies to the profit you earn from selling a property in BC including Pre Sale contracts if you owned a property for less than 730 days.

<https://www2.gov.bc.ca/gov/content/taxes/income-taxes/bc-home-flipping-tax>

The tax imposed under the Residential Property Short-Term Holding Profit Tax Act which took effect January 1, 2025.

It is intended to discourage short-term holding of property for profit as part of the Homes for People plan.



MAXIMUM INCREASE FOR 2026 IS 2.3%

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



SHOULD I INCREASE THE RENT?

Your CASA Property Manager will inform you if you should increase the rent for your tenant. The current rental market has shown a substantial downturn. If the current rental price of your property is over market value, a rent increase should not occur because you may have difficulty renting the property at the current price. However, if the rental price is below market rent, we will be able to raise the rent only per the BC government guidelines. The rent increase for 2026 is 2.3%. CASA Rental Management may recommend a rent increase for your property if applicable for 2026.

WINTER SEASON PROPERTY MANAGEMENT

In the winter season, the elements play a factor with all properties. Management includes trying to minimize the safety risk to the property as well as the tenants. Wind, rain snow, flooding can wreak havoc on a rental property and not just repair costs. If a tree for example requires pruning or removal, your property manager may recommend contacting an arborist to confirm that it is an issue. Although there is a cost, the alternative if there is damage, could be much worse. It could damage a neighbouring property as well. If there is a leak, it is much harder to repair and dry up during winter months. Mold could also be an issue with possible condensation.

This time of the year also reveals hidden issues that are not visible in the Spring/Summer. Repairs are vital to keeping the property in good condition.

Small animals are looking for a warm place to nest. We often find that rodent issues seem to increase at this time of year as well. It is much harder to remove an infestation once they have made the walls of the home their personal space.

During winter months. Problems can occur at any time, and they will have to be repaired fast! You don't have much time because most damage is harder to repair in the winter months and may take longer. The experience that CASA Rental Management has, can help to alleviate these issues, by following through with their recommendations.

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 thank you with a \$100 gift card!



vancouver

CASA RENTAL MANAGEMENT



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

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