



CASA Rental Management

OWNER INFORMATION

May 25, 2020 -The Province of BC is implementing additional measures to keep people housed and protect their health. This is information that applies to you the Homeowner. The full list of immediate measures includes:

The new temporary rent supplement will provide up to \$500 per month, paid directly to landlords.

No timeline has been provided.

Halting evictions by ensuring a landlord may not issue a new notice to end tenancy for any reason. However, in exceptional cases where it may be needed to protect health and safety or to prevent undue damage to the property, landlords will be able to apply to the Residential Tenancy Branch for a hearing.

No Evictions, conditional.

Halting the enforcement of existing eviction notices issued by the Residential Tenancy Branch, except in extreme cases where there are safety concerns. The smaller number of court-ordered evictions are up to the courts, which operate independently of government.

Freezing new annual rent increases during the state of emergency.

No rent increases until further notice, the rent increase for April 1, 2020 if applicable, will be rolled back.



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

Preventing landlords from accessing rental units without the consent of the tenant (for example, for showings or routine maintenance), except in exceptional cases where it is needed to protect health and safety or to prevent undue damage to the unit.

Inspections are on hold for now, until May 1, 2020. We will be revisiting the rules and regulations as things progress. Your Property Manager has attached a questionnaire regarding inspections, please return as soon as possible.

Property showings may be delayed until the unit is vacant, which can delay renting the unit and rental income for that month.

To further support renters and landlords, the Residential Tenancy Branch will implement several additional actions, including adjourning and rescheduling hearings in situations where people need additional time to prepare and extending timelines for filing applications for dispute resolution.

For more information please follow these links:

<https://news.gov.bc.ca/releases/2020MAH0048-000561>

<https://www.canada.ca/home.html>

Please note, all tenants have been notified that their rent is due as always, the 1st of every month.

There may be several tenants that cannot pay their rent due to recent events, which may delay payments to you the Homeowner. There are mechanisms in place offered by both the Federal and Provincial governments that tenants may have access to, however timelines have not been provided.

Your Property Manager will contact you directly if your property is affected.

Please be patient as your Property Manager and Casa Rental Management are doing our best to navigate these uncertain times.



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

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a tradition of trust since 1979

