



SUMMER 2026 OWNER NEWSLETTER

AIR CONDITIONERS and LANDLORDS

New Westminster - June 9, 2026, New bylaw amendment requires landlords/property owners to maintain an indoor temperature in a rental unit occupied by a tenant.



<https://www.newwestcity.ca/2026/06/09/city-of-new-westminster-introduces-new-bylaw-amendment-to-protect-tenants-during-extreme-heat.php>

Vancouver - June 3, 2026 - Air conditioner city bylaw, 2026, Landlords can be fined with a \$1000 fine if the prohibit tenants from installing portable air conditioners.

<https://www.newwestcity.ca/2026/06/09/city-of-new-westminster-introduces-new-bylaw-amendment-to-protect-tenants-during-extreme-heat.php>

We suspect that many municipalities will change their bylaws or a variation will follow suit over the next few months.



RENTAL PRICES CONTINUE TO FALL

7% - 7.7% reduction in rental prices in Vancouver since 2025. This is just the latest information. There has been a drop in rental prices for the last 3 years for many types of residential rentals.

Remember, the tenant is not responsible for your monthly costs. They are helping pay your mortgage and expenses with what they are paying for rent toward your monthly costs.

Some tenants are now re-negotiating their current monthly rents because rental price they are paying is over value. Please note: You may not be able to rent your property for the current amount or the discounted amount. Your property manager may call you regarding a tenant's request and will explain if this may be a wise choice for you and your investment property.

<https://news.gov.bc.ca/releases/2026HMA0052-000510>



MAXIMUM INCREASE FOR 2026 IS 2.3%

<https://www2.gov.bc.ca/gov/cointent/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.

SUMMER STUFF!



Summer in Vancouver is the perfect time to get things done at your rental property.

For a single family home, are there trees that must be trimmed, fence repairs, power washing, painting, additional gardening? This truly is the best time to get this done. Roof repair fall into this category as well.

Apartments and condos often have different requirements. The strata corporation may recommend or initiate their requirements at this time.

Please make note of the new rules regarding air conditioners and temperature needs during the summer. This may be the time to make repairs or changes to your investment properties to comply with the new bylaws.



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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1979***