



CASA Rental Management

UPDATE FOR OWNERS

The Province of BC has extended the state of emergency until May 27, 2020, It also is likely that this will be extended until June 13, 2020. This can only be done in two-week increments. We will keep you posted as the BC Government makes their decisions.

Some of our tenants have applied for the BC temporary rent supplement. The BC government will re-evaluate if it will continue after June 2020, it is deposited directly to CASA and not the tenant. Owners are paid as usual.

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. **This is still in place. Tenants cannot be evicted for non-payment of rent.**

The enforcement of existing eviction notices issued by the Residential Tenancy Branch has been halted, 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.

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

Inspections are on hold until the Ministerial Order has been lifted. We will monitor the rules and regulations as things progress.

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.



CASA Rental Management would like to take a moment to thank our BC essential service workers, our tradespersons, our property managers and staff for keeping us safe, and continuing to adapt with the "new normal" in this unprecedented time.



Rent Payments

We are pleased to inform our Owners that all tenants will have paid their May 2020 by the end of next week. We are keeping respectful communication open with our tenants, and if the tenants are having payment difficulties, your property manager will contact you if your property is affected.

Showing of Available Properties

Although we now provide **video tours** for prospective tenants to “see” your property, we must follow the government directives and cannot show the property until the unit is vacant, which can delay the rental income for that month.

If you have a property that is vacant and for rent, we will be showing these properties with protocols in place.

Please be aware that your Property Manager and CASA Rental Management are doing our best to get your property rented as quickly as possible.

For more information please follow these links:

<https://www2.gov.bc.ca/gov/content/housing-tenancy/residential-tenancies/covid-19>

<https://news.gov.bc.ca/>

<https://www.canada.ca/en/department-finance/economic-response-plan.html>

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

If there are essential repairs required for your property, our trades are doing emergency repairs.

As always, we will keep you updated as things progress with our CASA newsletters.

We are always available if you have any questions.

We are working from home when possible, so please be patient. Your Property Manager and Casa Rental Management are adapting to the changing situations day by day and 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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**For after-hour emergencies call:
604-273-6801**

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a tradition of trust since 1979