



## CASA Rental Management

### OWNER UPDATE

#### RENTAL RATES ARE LOWER

**Rental prices have been dropping, and vacancies are rising in the lower mainland. As of this week rental prices have dropped significantly for all rentals from one-bedroom units to single family homes. What does that mean? Your property may not be rentable at the current rental price. If your tenant gives notice, it might be recommended to offer a lower the rent to encourage a good tenant to stay, and avoid an additional lease up fee.**

**June 24, 2020 - The Province is maintaining the moratorium on rent increases and evictions for non-payment of rent.** However, other notices to end tenancy may resume effectively immediately.

The moratorium on evictions has been in effect since March 30, 2020. As the Province moves forward with BC's Restart Plan, the ban on evictions for reasons other than late payment or non-payment of rent has now been lifted. The following tenancy laws are resuming:

- A landlord can now issue a Notice to End Tenancy for any reason (other than unpaid or late payment rent).
- Landlords with existing orders for eviction can take them to the courts beginning July 2, 2020, for enforcement and can enforce a writ order effective immediately.
- Landlords can enter a rental suite with 24-hour notice and do not need the tenant's consent. They are expected to follow health guidelines like physical distancing, cleaning, and wearing masks when appropriate.
- The change also allows for personal service of documents to resume.

**All property inspections will commence in the first week of July 2020. You will be billed when inspections are completed. The order released June 24, 2020 allow landlords access to the interior of rental units without the consent of the tenant. CASA Property Managers will let you know if your property requires repairs and/or maintenance over the coming months.**



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.

To All The Healthcare Workers On the Front Lines Of The Coronavirus Pandemic:



THANK YOU!

#### Rent Payments

We are pleased to inform our Owners that all tenants will have paid their June 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.

Please note: The rental supplement provided by the Government of BC, were for April, May, and June.

## SHOWING OF AVAILABLE PROPERTIES

We now provide **video tours** for prospective tenants to “see” your property. For in person showings, we must follow the BC government directives for access.

If you have a property that is vacant and for rent, we will be showing these properties with protocols in place. Your Property Manager and CASA Rental Management are doing our best to have the property rented as quickly as we possible can, while following the requirements. Please check on the links below for information:

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

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

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

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

**With safety protocols in place, our tradespersons are now doing essential repairs if required for your properties.**

We are always available if you have any questions. We are working from home when possible and your Property Manager and Casa Rental Management are adapting to the changing situations and are doing our best within our limitations, so please be patient.

**Our CASA Newsletters will keep you updated!**



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

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