

# TENANTS RESOURCES



## TENANT RESPONSIBILITIES

There are many things that a tenant is responsible for and not the Landlord. This guide will assist you to tell the difference....

## CANNABIS is NOT Allowed

Your tenancy agreements already include a clause that prohibits smoking, and vaping, and to prohibits the use of cannabis.



## NO CANNABIS

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.



**"COMMUNICATION" IS THE KEY TO A GREAT LANDLORD AND TENANT RELATIONSHIP**

# Tenant responsibilities

The tenant must maintain “reasonable health, cleanliness and sanitary standards” throughout the rental unit, site and property or parking. The tenant is generally responsible for paying cleaning costs where the property is left at the end of the tenancy in a condition that does not comply with that standard. The tenant is also generally required to pay for repairs where damages are caused, either deliberately or as a result of neglect, by the tenant or his or her guest.



1. Any changes to the rental unit and/or residential property not explicitly consented to by the landlord must be returned to the original condition.
2. If the tenant does not return the rental unit and/or residential property to its original condition before vacating, the landlord may return the rental unit and/or residential property to its original condition and claim the costs against the tenant.
3. Where the landlord chooses not to return the unit or property to its original condition, the landlord may claim the amount by which the value of the premises falls short of the value it would otherwise have had.

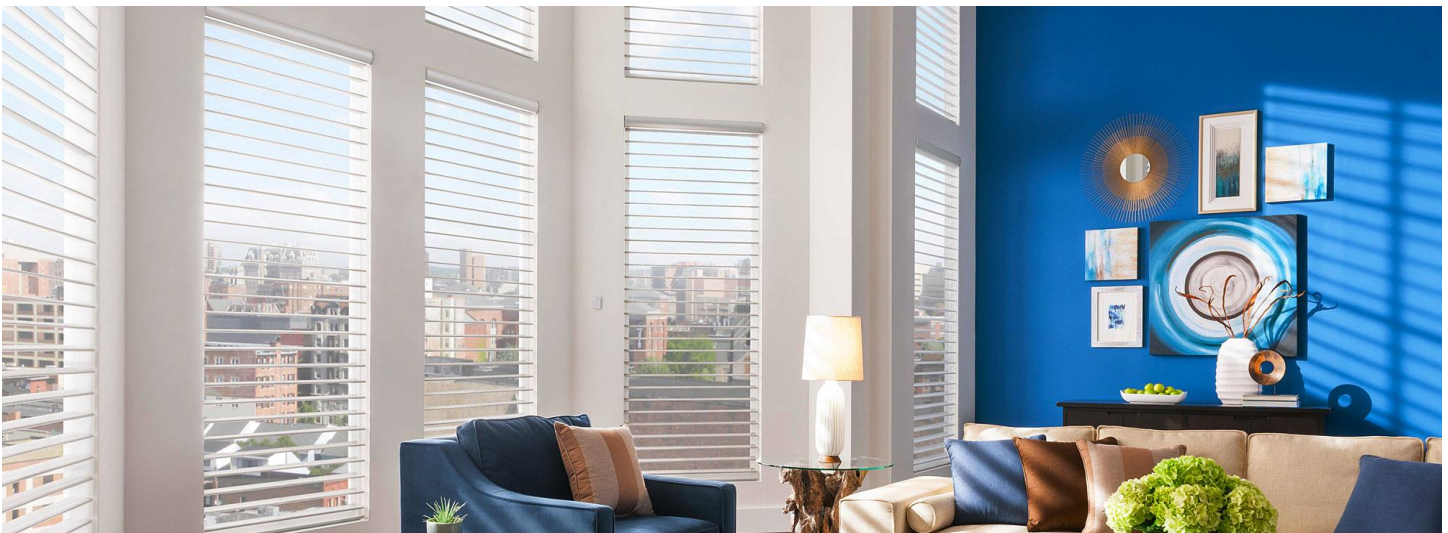
## RENOVATIONS and/or CHANGES

### CARPETS

1. The landlord is not expected to clean carpets during a tenancy, unless something unusual happens, like a water leak or flooding, which is not caused by the tenant.
2. The tenant is responsible for periodic cleaning of the carpets to maintain reasonable standards of cleanliness. At the end of the tenancy the tenant will be held responsible for professionally steam cleaning the carpets.
3. The tenant is expected to steam clean or shampoo the carpets at the end of a tenancy, regardless of the length of tenancy.

## INTERNAL WINDOW COVERINGS

1. The landlord is not expected to clean the internal window coverings during the tenancy unless something unusual happens, like a water leak, which is not caused by the tenant.
2. The tenant is expected to leave the internal window coverings clean when he or she vacates. The tenant should check with the landlord before cleaning in case there are any special cleaning instructions. The tenant is not responsible for water stains due to inadequate windows.
3. The tenant may be liable for replacing internal window coverings, or paying for their depreciated value, when he or she has damaged the internal window coverings deliberately, or has misused them, broken slats, e.g. cigarette burns, not using pulls, claw marks etc.
4. The tenant is expected to clean the internal window coverings at the end of the tenancy regardless of the length of the tenancy.



## INTERNAL WINDOWS

The tenant is responsible for cleaning the inside windows and tracks during, and at the end of the tenancy, including removing mold. The tenant is responsible for cleaning the inside and outside of the balcony doors, windows and tracks during, and at the end of the tenancy. The landlord is **responsible for cleaning the outside of the windows, at reasonable intervals**

## MAJOR APPLIANCES



1. At the end of a tenancy, the tenant must clean the stovetop, elements and oven, defrost and clean the refrigerator, wipe out the inside of the dishwasher.
2. If the refrigerator and stove are on rollers, the tenant is responsible for pulling them out, and cleaning behind and underneath at the end of the tenancy.


## WALLS

1. Cleaning: the tenant is responsible for washing scuff marks, fingerprints etc. off the walls unless the texture of the walls prohibit wiping.
2. The tenant must pay for repairing walls where there is an excessive number of nail holes, or large nails, screws, or tape has been used and left wall damage.
3. The tenant is responsible for all deliberate damage or negligent damage to the walls.



## PAINTING

The tenant may only be required to paint or repair where the work is necessary because of damages for which the tenant is responsible.



**BASEBOARDS  
AND BASEBOARD  
HEATERS**

The tenant must wipe or vacuum baseboards and baseboard heaters to remove dust and dirt.

## SMOKE DETECTORS



The tenant must not prevent the smoke alarm from working by taking out the batteries and leaving them out, or by replacing them with batteries that are dead or the wrong size. For his/her own safety and the safety of others, the tenant must tell the landlord when a smoke alarm needs new batteries, or that it seems to need repairing or replacing.

## FURNACES



The tenant is responsible for cleaning floor and wall vents regularly.



## FIREPLACE, CHIMNEY, FANS AND VENTS

1. The tenant is responsible for cleaning the fireplace at the end of the tenancy.
2. The tenant is required to clean the screen of a vent or fan at the end of the end of the tenancy.



## LIGHT BULBS

The tenant is responsible for replacing light bulbs in his or her premises during the tenancy, if the fixture is accessible. Making sure all fuses are working when he or she moves out, except when there is a problem with the electrical system. Check the electrical box for trips.

## SECURITY



1. The tenant must get the landlord's approval, in writing, before installing a security system or alarm.
2. The tenant who has installed an alarm system, and then moves out, must either:
  - leave the system in the unit; or
  - remove the system and repair any damage caused to the unit during installation or removal.
4. Unless an arbitrator has ordered otherwise, the tenant must give the landlord the access code to his or her alarm.

## KEYS



The tenant must return all keys at the end of the tenancy, including those he or she had cut at his or her own expense.

## PROPERTY MAINTENANCE



1. The tenant must obtain the consent of the landlord prior to changing the landscaping on the residential property, including digging a garden, where no garden previously existed.
2. Unless there is an agreement to the contrary, where the tenant has changed the landscaping, he or she must return the garden to its original condition when they vacate.

3. Generally the tenant who lives in a single-family dwelling is responsible for routine yard maintenance, which includes cutting grass, and clearing snow. The tenant is responsible for a reasonable amount of weeding the flower beds if the tenancy agreement requires a tenant to maintain the flower beds.

4. Generally the tenant living in a townhouse or multi-family dwelling who has exclusive use of the yard is responsible for routine yard maintenance, which includes cutting grass, clearing snow.



## **GARBAGE REMOVAL AND PET WASTE**

1. Unless there is an agreement to the contrary, the tenant is responsible for removal of garbage and pet waste during, and at the end of the tenancy.

## **FENCES AND FIXTURES**

1. The landlord is responsible for maintaining fences or other fixtures erected by him or her.

2. The tenant must obtain the consent of the landlord prior to erecting fixtures, including a fence.

3. Where a fence, or other fixture, is erected by the tenant for his or her benefit, unless there is an agreement to the contrary, the tenant is responsible for the maintenance of the fence or other fixture.

4. If, at the end of the tenancy, the tenant removes the fixture erected by him or her, he or she is responsible for repairing any damage caused to the premises or property.

5. If the tenant leaves a fixture on the residential premises or property that the landlord has agreed he or she could erect, and the landlord no longer wishes the fixture to remain, the landlord is responsible for the cost of removal, unless there is an agreement to the contrary.

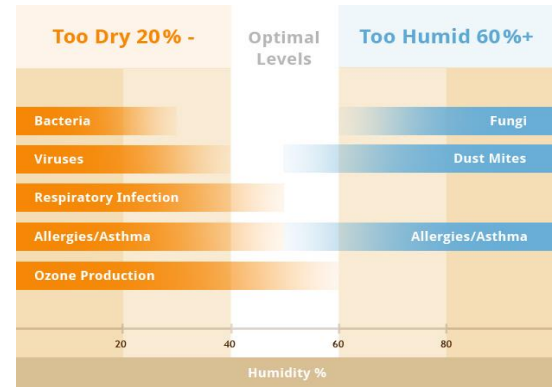
6. If the tenant leaves a fixture on the residential premises or property that the landlord did not agree the tenant could erect, and the landlord wishes the fixture removed, the tenant is responsible for the cost of removal.

## MANAGING HUMIDITY AND CONDENSATION



In the winter months, humidity problems can increase because it is colder outside, windows are closed more often, and indoor air circulation and ventilation are reduced. The occupants must take steps to ensure that the moisture generated in your suite is managed properly.

Moisture is continually being released inside your home - as much as 50 litres a day, through routine household activities such as cooking, showering, bathing, doing laundry and dishwashing. You, your pets, your indoor plants and aquariums also produce or contribute to humidity - moisture in the air.



What trouble signs to look for:

- Water pooling and/or staining at the sill of windows or sliding doors.
- Water streaming down window and door frames or glazing
- Wet carpets at bottom of full height glass windows.
- Wetness on or staining on exterior wall surfaces, usually worse in closets or hidden exterior walls.
- Mold in the window frames



What to do:

Bring down the humidity level in your suite to below 50%. Keep your humidistat set to 50% or lower which will draw moist air out of your suite. There are additional measures to take in addition to keeping the humidistat set lower and these are listed below:

- Open the windows a small amount for several hours each day.
- Leaving the bathroom fan on for several hours a day or whenever you are home and while having a bath or showering.
- Always use the kitchen fan when cooking and the bathroom fan when shower.
- If you have an aquarium, put a cover on it.
- Reduce the number of potted plants in your suite.
- If you must hang laundry on a rack, hang it in a bathroom with the fan turned on.





- Run the booster fan while doing laundry and run your dryer empty for 20 minutes after you finish drying your load.
- Ensure that make-up air can flow into your suite from the corridor. There should be a small air gap below the entry door.

Allow warm air to circulate in all areas by:

- Opening drapes and blinds at least a few hours a day.
- Ensure a 1-inch gap at bottom of closets, doors; leave closet doors open.
- Do not cover or place boxes against exterior walls or windows.
- Provide heat to all exterior wall areas.
- Ensure that furniture is not covering heaters.
- Try to keep temperatures around 20 degrees C unless you are away for prolonged period during which lower temperature setting is acceptable.

By following the above steps, each of you will be able to manage the humidity in your suite and maintain a comfortable, healthy living environment.

Excess interior moisture may cause damage to newly installed interior finishes.

Please be sure you are doing all you need to do to avoid these types of problems.

Thank you for your attention and cooperation.

## **FINES AND YOU**

**Avoiding fines is the key.**

**CASA Property Management does not pay your fines!**



Here are just a few reasons that you may have a fine issued to you, especially in a Strata property.

1. Tenant's pay move in fees not the owner/landlord. If you don't pay the fee you will be fined. Please supply your CASA property manager with your proof of payment.
2. A person living in the suite but is not reported on the Form K - there are no sublets allowed so this should not be the case. All residents of the building must be on the Form K.
3. Tenant moving furniture without the elevator protection pads installed. If you are getting a furniture delivery or moving furniture, the building manager must be notified, otherwise there could be a fine.
4. No loud noises after a certain time. All Strata's are different. You could be fined.
5. Garbage not placed in the proper containers. Most Strata's have cameras so you may be caught and fined.

6. Storage in parking stalls, most Strata's do not allow storage of any items or uninsured vehicles in parking stalls.
7. No speeding! Cameras are everywhere, and other residents may report you.
8. Smoking is NOT permitted anywhere on the premises.

**Make sure you follow Strata bylaws.**

**YOUR RENT IS DUE ON THE 1<sup>st</sup> of EVERY MONTH! NO EXCEPTIONS**

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

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