



CASA Rental Management

RESIDENTIAL TENANCY BRANCH RENT INCREASE FOR 2020

The rent increase limit for 2020 is 2.6%, marking the seventh straight year that rents can be increased.



PAYING YOUR RENT

CASA Rental Management, and the Residential Tenancy Branch requires that your full rent must be paid on or before the 1st of every month.

If you are late by one day, or short by a few dollars, or your rent is in default through direct deposit, your property manager can give you a 10 Day Eviction Notice for Non-Payment of Rent in accordance with [section 46](#) of the *Residential Tenancy Act (RTA)*. Once you have received this type of notice, you only have five days to pay the missing rent in order to cancel the eviction.

Paying rent on time is one of your most important legal responsibilities. If you repeatedly pay your rent late – at least three times within an unreasonably short period – your landlord can give you a One Month Eviction Notice for Cause. See [section 47](#) of the *RTA* and [Policy Guideline 38](#) for more information.

CASA Rental Management will accept direct deposit, cheque or cash payment for your rent.

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.

SMOKE DETECTORS ARE MANDATORY

Do not remove, cover up or remove batteries from your smoke detectors.

Let your property manager know if the smoke detectors are not working.

REPAIRS AND YOU

As a tenant you are responsible for ensuring that your property stays sanitary, clean and in good repair.

Wear and Tear

Even the most well-behaved and respectful tenants can live in rental units that start falling apart due to old age. According to [section 32\(4\)](#) of the Residential Tenancy Agreement (RTA), you are not responsible for wear and tear that results from reasonable use of your rental unit.

However, there is a difference between "reasonable wear and tear" and "damage". Reasonable wear and tear refer to deterioration due to aging or other natural forces. If you, your guests, or your pets cause damage beyond wear and tear, such as a broken window, you are responsible for that damage. Contact your landlord and work out a solution for how the repair will be completed. In most cases, your landlord will be required to hire a qualified professional and will bill you. See RTB [Policy Guideline 1](#) for more information.

Winter months are on the horizon. Keep your sidewalks and walkways clear of snow and ice.

Let your property manager know right away if you have any repairs required. They will do their best to have it taken care of as soon as possible.

NOT SURE ABOUT SOMETHING? ASK

The saying "it's easier to apologize than ask for permission" does not apply to the landlord-tenant relationship. If you want to paint a wall, adopt a cat, get a roommate, or upgrade an existing light fixture and you're not sure if you're allowed to, ask your landlord before making a move. Any exception to what is in your lease, will need to be agreed upon between the two of you in writing. Failure to do so can result in eviction. It will also erode trust in your ability to be a good tenant. The guidelines surrounding your relationship with your landlord are business-focused, not personal, so don't make assumptions about what your landlord will be okay with just because you're on good terms.

*Please note, sublets are **NOT** allowed*



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

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a tradition of trust since 1979