



Summer Tenant Newsletter

RENTER'S INSURANCE

You have medical & car insurance, right. Do you need renter's insurance?

YES! Tenants often make the mistake that the landlord's insurance also covers the renter. This is incorrect. Landlord insurance protects the landlord, it does NOT protect the tenant. It only covers the building and the landlord's personal liability.



Tenants often make the mistake of assuming that they do not actually own that much and do not need it to ensure their possessions. If this sounds like you, do a walk through in each room in your apartment and take an inventory of what you have. Expensive jewelry, fancy diamonds or expensive artwork are not the only requirement to have renter's insurance. Furniture, electronics, computers, cell phones, appliances, clothing, shoes, and everything else you own quickly add up. Chances are if your apartment flooded or there was a fire or someone broke in, you probably could not afford to replace everything you own. Having a renter's insurance policy will ensure that you have the coverage you need and give you peace of mind.



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

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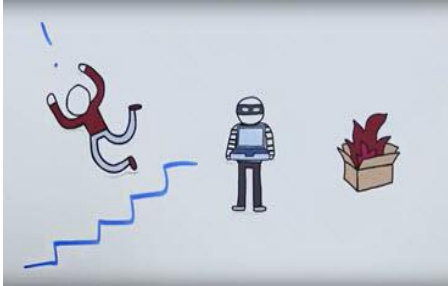
For after-hour emergencies call:
604-273-6801

CASA Rental Management

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a tradition of trust since 1979

Third party liability insurance is often included with a tenant insurance policy and will protect you from accidents that may cause damage to someone else's property or injure them. For example, if someone fell and broke their leg in your apartment, third party liability insurance would help protect you against



liability claims and lawsuits for accidental bodily injury. If you have a pet, it also covers accidents or damage caused by your pets. So, if your dog bites, your liability coverage would help cover their medical expenses.



If your apartment sustains major damage, and you needed to move out while it was being repaired, your landlord is NOT required to pay your living expenses while you are waiting for the repair to be completed. It does not matter how the damage occurred. If you cannot continue to live in the unit while repairs are being made, the costs can quickly add up. With renter's insurance, your finances will not take as big a hit if you need to stay in a hotel or short-term rental.



For all the reasons above, tenants should insure themselves against loss and gain peace of mind that their possessions (as well as themselves) are protected. Shop around, the cost varies, make sure you add the cost of tenant insurance to your budget to avoid additional costs.



Clause (25), of your tenancy agreement says, "you shall carry insurance coverage for your personal property, together with sufficient insurance coverage for fire, smoke, water damage, theft, and third-party liability".

CASA Rental Management continues to be proactive and please be aware that as tenants, your 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.

NO SMOKING OR VAPING the use of tobacco, cannabis, vape devices is strictly prohibited in or outside any CASA rental property.