



CASA RENTAL MANAGEMENT

February/March 2022 OWNER NEWSLETTER

RENTAL PROPERTIES & MAINTENANCE

STANDARDS OF MAINTENANCE

The Residential Tenancy Act requires that Landlords maintain their rental properties in a state that is suitable for occupancy.

They must meet housing, safety and building standards required by law have all the services and facilities outlined in the Residential Tenancy Agreement and are in good repair.

Tenants are responsible for repairing damage caused by anyone living in or visiting the unit- including pets. Tenants must also maintain a reasonable standard of health and cleanliness in the unit and surrounding common areas, like hallways, yard and laundry facilities. Tenants are NOT responsible from reasonable wear and tear from normal usage over time.

EMERGENCY REPAIRS

Emergency repairs are necessary in the health and safety of the building and property is at risk. This includes situations like:

- Major leaks in pipes or roof
- Damaged plumbing fixtures
- Problems with primary heating
- A malfunctioning heating system
- Damaged or defective locks or doors that make the property insecure

Some examples of non-emergencies

- A burned-out stove element
- A plugged sink tub or shower
- Mold around windows



Tenants are responsible for contacting the landlord to report an emergency issue so it can be repaired.



2022 Maximum Rent increase
1.5%



Spring is on its way!

Springtime is maintenance time!



Power washing is one thing to keep the properties clean and grip strips added to stairs keeps your property safe!

Your property manager will be in touch with their springtime recommendations for your property.



REGULAR MAINTENANCE AND REPAIRS

Regular repairs can inconvenience tenants and may make them feel that the rental has lost its value. Regular repairs should be completed in a timely manner. The landlord is responsible for these repairs if the damage was not caused by the tenant, their pets, or guests. Although this can be an unexpected expense, it can keep the property not only in good repair helps keep its rental value and of course keeps your tenant happy!

If the landlord does not make the repairs, the tenant may apply for dispute resolution to request the repairs to be made, money for the repair and money for the inconvenience. A tenant cannot make the repairs themselves unless there is no response from the landlord after two attempts. There may be exceptions to this.

Please note: if the tenant is unable to use an appliance, deck, or balcony for example, for an extended time, the tenant may be entitled to a rent reduction or tenant compensation. CASA Rental Management recommends getting the repairs done as quickly as possible to avoid these additional expenses to you.

Landlord and tenants share responsibility for maintaining rental properties. Failing to fulfill responsibilities mean that one party must reimburse the other for repair or maintenance expenses.

REMINDER

<https://www2.gov.bc.ca/gov/content/taxes/speculation-vacancy-tax/how-to-declare>



Many of our properties are recommended to us by our existing property Owners. To show our gratitude we have launched our "Recommend a Friend" program. Recommend CASA Rental Management to a family member, friend, or colleague, and when they become a member of our portfolio, we will reward you with a \$100 gift card!



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

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