



CASA RENTAL MANAGEMENT



July 2023 Tenant Newsletter



We are transitioning to a new program called Yardi Breeze. There may be a few glitches as we transition to to this new program. What it means for you? One of the improvements that benefit you, is the capability of sending in a maintenance request online. Once the repair has been approved by the Property Owner or Property Manager, you should be able to track the repair. More to come!

PEST CONTROL - WHO IS RESPONSIBLE?

Rats, mice, and ants, if you live in a Strata property, the Strata is responsible for common property, however there are exceptions... Bedbugs are the landlord's responsibility... but as a tenant - your responsibility is keeping your property clean and sanitary. If the pest control company determines that the pest infestation is tenant caused, the invoice will come to you for payment.



Insects

1. Basil keeps the flies away.
2. Dishsoap, vinegar will get rid of ants, there are commercial products as well.
3. Spiders don't like citrus
4. Borax for cockroaches
5. Baking soda for bedbugs

<https://www.bobvila.com/slideshow/pests-be-gone-11-natural-ways-to-make-your-home-critter-free-44356>

Mice and other Rodents

Mice and rats have an aversion to peppermint. Pure peppermint oil does the trick!

What do I do if I see a mouse and/or droppings?

Open your windows and clean it up! Spray the urine/droppings with a disinfectant or a mixture of bleach and water and let it soak 5 minutes. The recommended concentration of bleach solution is 1-part bleach to 9-parts water. Do not vacuum. Place paper towels in sealed plastic bag and dispose. Contact your Strata Manager or Property Manager.



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

Nikki Durham

Senior Licensed Property Manager
nikki@casarentals.ca
604-445-8767

Brad Thain

Assistant Property Manager
brad@casarentals.ca
604-445-8763



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

CASA Rental Management

110 - 6086 Russ Baker Way
Richmond BC V7B 1B4
info@casarentals.ca

a tradition of trust since 1979



CLEANUP, INSPECTIONS and YOU!



Again, as a tenant, it is your responsibility to keep your property clean and sanitary.

When your property managers come to do their inspections, they may point out things that you will have to clean or tidy up as a tenant.

Clean and sanitary is number one! If your property is clean, you will alleviate the need for any pest control. Insects need something to feed on. If there is nothing there, they will look elsewhere.

Storage. There are items that should not be stored indoors. For example: Car batteries cannot be stored indoors. If you think that you have something questionable, ask your property manager.

Keep your walkways clear of impediments and obstacles. Mow your lawn, weed your garden.

Water can now be turned on. Please be aware of watering rules for your municipal area. We have provided links below.



Vancouver

<https://vancouver.ca/home-property-development/understanding-watering-restrictions.aspx>

Richmond

<https://www.richmond.ca/safety/property/water.htm>

Burnaby

<https://www.burnaby.ca/services-and-payments/water-and-sewers/watering-restrictions>

Delta-Tsawwassen

<https://www.delta.ca/services/water-sewer-drainage/water-conservation>

Surrey-White Rock

<https://www.surrey.ca/services-payments/water-drainage-sewer/water/water-restrictions>

New Westminster

<https://www.newwestcity.ca/services/environment-and-sustainability/water-protection-and-conservation>



CASA Rental Management tenancies prohibits smoking, vaping, growing of all drugs including cannabis on any CASA Rental Management property, that includes the exterior of the property. Please be aware that as tenants, your tenancy agreement includes this clause. This clause 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.

This applies to all tenants, guests, occupants, and visitors.

This is a material term of your tenancy. Any breach can result in eviction.