



CASA RENTAL MANAGEMENT

JULY 2023 OWNER NEWSLETTER

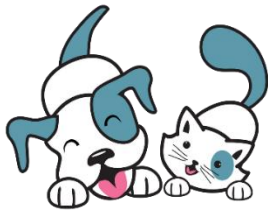


We have transitioned from Yardi Genesis to the new and updated accounting software program "Yardi Breeze". Please be patient with us during the migration as it might take us a little longer to accommodate your requests as we learn the new program. We have been assured that your statements will be easier to navigate and more streamlined.

We appreciate your patience during the transition!



PETS! YES OR NO?



The benefits! One great advantage to Owners/Landlords accepting pets in their rental property is the potential for increased rental income. People with pets will often pay more for rental housing. Tenants with pets also normally stay longer. The SPCA says an average of 46 months vs 18 months! This saves property owners the obligatory lease up fee charge when changing tenants. We have found that the tenants look after the property as well.

SUMMERTIME IS PEST TIME!



The ants are out, the squirrels and raccoons are nesting! Woodpeckers are doing their thing.

This is the time of year where pests become a problem. If your property has this issue, your property manager will contact you to protect your property.



This can take multiple steps and multiple visits before the pest infestation has been eliminated.



2023 Maximum Rent increase
2%

Summer is maintenance time!

Power washing is one thing that can keep the properties clean and



safe. Grip strips added to stairs reduce the chance of falling and injury!



Your property manager will be in touch with their recommendations for your property to keep it in good shape.



WHY USE A MANAGEMENT COMPANY?

Management companies are the experts at screening potential tenants and analyzing applications.

CASA Rental Management is an expert in finding a suitable tenant that pays on time, treats the property as their own, stays longer and causes fewer problems. This does help you keep your investment in good repair and gives you peace of mind. Although there is always an exception, overall, we are very proud of the job that we do to find you the best tenant.

PROPERTY INSPECTIONS AND REPAIRS

A residential property inspection is quite different from an insurance inspection. A CASA Rental Management inspection looks for the immediate condition of the property as well as determining any repairs that are required to avoid future issues. A tenant cannot make the repairs themselves. There are exceptions, for example a plugged toilet can be plunged, however if this does not resolve the problem a plumber will be called. Water is one of the primary causes of damage in a residential rental property. You can either fix it now or pay for it later with extensive water damage!

LET US PROTECT YOU!

Please note: if the tenant is unable to use an appliance, deck, or balcony for example, for an extended amount of 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.



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

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

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a tradition of trust since 1979