



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.

Fall Maintenance time in BC

Your Property Manager will be arranging the interior and exterior fall maintenance for your property in the next few months



**THE LEAVES ARE FALLING!
Time for fall cleanup**

EXTERIOR

1. Cleaning gutter and downspouts/ repair if required
2. Landscape cleanup
3. Roof repair
4. Chimney check
5. Dryer vent cleaning

Keeping your property maintained,
may keep repairs at minimum.



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 retroactively 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 also 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.



Condo Flooding Liability 101

You are the owner of a condo unit. The toilet in the condo unit above you overflows, causing water damage to your ceiling and floor. No, your upstairs neighbour does not have to reimburse you for your \$1,000 insurance policy deductible, unless you can prove he was negligent.

“It can be surprising and upsetting for owners to learn that they are responsible for the cost of repairs to their strata lot even though the source of the damage originated in someone else’s strata lot,” the B.C. Civil Resolution Tribunal ruled Wednesday in *Zale et al v. Hodgins*. “However, in the absence of negligence, nuisance or a specific bylaw making owners liable for damage that originates in their strata lots, the applicants and their insurer are responsible for the cost of the damage even though they did nothing to cause it.” April 2019

<https://www.canadianunderwriter.ca/insurance/condo-flooding-liability-101-1004162150/>

This is information provided by Canadian Underwriter.

Contact your insurer or your lawyer for legal advice.

REPAIRS

Fall/ Winter are generally the time when repairs are the greatest. Landlords on behalf of the Owner must perform any maintenance work that is necessary for keeping the rental unit livable for the tenant. The owner is also legally responsible for repairing any defects. According to [section 32\(1\)](#) of the Residential Tenancy Act (RTA) rental properties must comply with health, safety, and housing standards required by law, landlords/owners are generally responsible for following repair and maintenance issues:

- heating
- plumbing
- electricity
- smoke detectors
- routine yard maintenance, such as cutting grass, clearing snow in multi -unit residential complexes
- Infestations, pests such as bedbugs



“Recommend a friend”

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 they become a member of our portfolio, we will say thank you with a \$100 gift card!



**CASA
Rental
Management**

Samantha 604-445-8769
samantha@casarentals.ca

Nikki - 604-445-8767
nikki@casarentals.ca

Brad - 604-445-8763
brad@casarentals.ca

110 - 6086 Russ Baker Way
Richmond BC, V7C1Z2
604-273-6801 info@casarentals.ca