

Frequently Asked Questions

Q) My property is currently managed by another agency. Can I move to CPS Property and keep the current tenant?

- Yes, changing your managing agent has no impact on the tenant.

Q) Is it difficult to change over to CPS Property for my property management?

- No, we will take care of the whole process for you. 30 days notice in writing must be given to your current property manager. All you need do is sign a letter that CPS will provide you with.

Q) How can a tenant or landlord end a tenancy agreement?

- Written notice via email or post must be given by either party. Either party can give 14 days notice to end the tenancy before the lease expires.

Q) What about when the fixed term of the agreement expires?

- Once the fixed term has ended the tenant is required to give at least 21 days. The landlord's agent must give the tenant at least 60 days written notice.

Q) Does the tenant have to sign a new lease upon expiry of the current lease?

- The Residential Tenancy Act precludes us from insisting that tenants enter into a new lease after their current lease expires.

Q) What happens if the tenant does not sign a new lease?

- Once the fixed term period of the tenancy ends the tenancy agreement itself does not end unless it is terminated in writing by either the landlord or the tenant. If it is not terminated, the agreement becomes a continuing agreement with the same terms and conditions.

Q) How much notice must be given in order to raise the rent?

- A minimum of 60 days notice in writing is required to be given to the tenant of a rent increase. This applies in all circumstances, even when the lease is ending.

Q) Can I attend the annual property inspection so I can see the condition of my property?

- Yes. Please advise CPS Property of your desire and we will involve you at the appropriate time.