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### Food for thought...

“Don’t part with your illusions. When they are gone you may still exist but you have ceased to live.” ...Mark Twain

**Courtesy of  
ROB DRYSDALE**  
*Emerald Master Medallion*



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## Rental Increase and Dealing with Tenants Abandoned Items.

The amount of rental increase allowable in 2015 is 2.5% and can not be rounded up. The deposit on security deposits for 2015 is 0.00%. As a realtor who has sold many rental properties I would suggest that even a good tenant can pay 2.5% more per month. When it comes time to sell it always helps to have somewhat close to market value rental income.

Recently I listed a rental house that was terribly beat up by the tenants and of course they were months behind in the rent and when they left the premises they abandoned a large amount of personal goods and no forwarding address. According to the RTO these goods had to be stored for up to 60 days. Fortunately the house had a large double detached garage to store the goods. Part of the process involved the requirement of notifying anyone (the tenants who have left) that can claim ownership of the items. One of the ways of doing that is to send a registered letter to the tenants at the rental location. Canada Post will check the Change of Address database to see if the past tenants actually have a forwarding address. If there’s a forwarding address the owner will not be able to get the ex tenants new address but can show and record that it was signed for. If the letter is non-deliverable (highly likely) it will be returned after 15 days and the owner will have proof of the sincere attempt to notify.

**Just a reminder to inspect the premises monthly  
- protect your investment.**

*I was again in the top 10% of Realtors in the Fraser Valley (Emerald Master Medallion Club) so thanks to those of you that have supported me in the past. I look forward to being of assistance with all your Real Estate needs in the future.*

**[www.RobDrysdale.ca](http://www.RobDrysdale.ca)**

Check out my website. On the site you will find the last sixteen years of the ‘Investment Update Newsletter’ and other information, such as the “Residential Agreement for Crime Free Housing”. On this site you can also receive more detailed information on listings than on Realtor.ca and you can set up an auto email for properties you may be interested in. There are also direct links to the Residential Tenancy Office, city halls and more. You can email me directly at [rob@robdrysdale.ca](mailto:rob@robdrysdale.ca).

**If you do not want to receive the newsletter or to be contacted by phone please email or page me through my office at 604-575-5262**

## 2014 YEAR END MARKET STATISTICS

SURREY, BC - Fraser Valley's real estate market returned to normal activity levels in 2014 with sales of single family detached homes leading the way.

"It was a busy year for both buyers and sellers. In 2014, both sales and new listings were stronger in Fraser Valley compared to 2013 - most notably for detached homes and townhomes - with the result that we've returned to normal market activity for our region on par with our 10-year average."

The Board's Multiple Listing Service® (MLS®) processed 15,840 sales in 2014, compared to 13,663 the previous year, an increase of 16 per cent. It also received 4 per cent more new listings during the same time period - 30,642 in 2014 compared to 29,338 in 2013. Over the year, the number of active listings for buyers to choose from dropped by 23 per cent going from 7,541 properties in December 2013 to 6,380 in December 2014.

"As a result, we've seen our inventory deplete, which is normal for this time of year however, our selection hasn't been this low for almost eight years. We hope to see the usual influx of new listings during the first quarter of 2015 because we're currently seeing a shortage of affordably priced single family detached homes in certain areas."

Home prices in December continued along the same trends as seen for most of 2014, with prices of single family detached homes continuing to rise; townhouse prices remaining steady, and apartment prices decreasing slightly. The MLS® Home Price Index (MLS® HPI) benchmark price of a detached home in December was \$573,100 an increase of 4.3 per cent compared to December 2013, when it was \$549,500.

The MLS® HPI benchmark price of townhouses in December was \$293,500 on par with \$293,300 in December 2013. The benchmark price of apartments decreased year-over-year by 0.8 per cent, going from \$192,600 in December 2013 to \$191,100 in December 2014.

**Buying or Selling: For experience and results call Rob at 604-575-5262.**

### Will Canada Raise Rates Too?

The US Central Bank has announced that rate hikes are on the horizon - and that could mean as early as spring. We'll need to see it to believe it, but that being said the more important question is how will the Bank of Canada respond? Will rates rise here as well? There's no way to predict with certainty whether Canada will follow suit or not, but it's safe to say the BOC will not act irrationally. It's very true that what happens in the US will inevitably affect Canada, as the financial markets are very interconnected; however, economic performance will be the deciding factor. At the forefront of our economy, we see disinflationary oil, weak exports and uncertain/highly leveraged consumers. It's hard to imagine any rate tightening under the present circumstances. We still believe that rates should and will rise; but, do not see it happening imminently regardless of current talks in the US. Moreover, when they do rise, a new equilibrium will be achieved that will be lower than in the past. The low rate era will live on for the foreseeable future.

**Courtesy of Bill Outhwaite, Dominion Lending 778-896-9085**



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### Thought of the Month:

"Three things cannot be long hidden: the sun, the moon and the truth."

...Buddha

### MARKET EVALUATION

Whether you are considering selling your rental property in order to take out your equity, take advantage of your capital gains tax exemption reservation made in 1994 or **planning to sell your principal residence**, I will be pleased to do an up to date Market Evaluation at no cost or obligation to you.

**Please call 604-575-5262.**



### EXPERIENCE - TO SERVE YOU BEST

#### Rob Drysdale

For more than 25 years Rob has been working as a professional Realtor in the Fraser Valley. Specializing in residential and investment property sales, his knowledge of the market and community is impressive, and has served his clients exceptionally well over the past years.



### Company Profile

Benchmark Realty was established in Langley in 1983 with 7 salespeople. Within one year additional branches were added in White Rock and Surrey and boasted 75 salespeople. In 1986 a long search for a franchise partner ended by hooking up with Homelife Realty Services. Homelife Realty with 7 offices and over 430 salespeople is a major force in the Fraser Valley Real Estate Market.