

WINTER/SPRING 2012

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Food for thought . . .

“Striving for success without hard work is like trying to harvest where you haven’t planted.”

. . . David Bly

Courtesy of ROB DRYSDALE



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ENFORCING THE ORDER of Possession

An Order of Possession is enforceable through the Supreme Court of British Columbia. You should use a bailiff because only a bailiff can legally remove the tenant and tenant’s belongings from the rental property.

Steps to enforce the Order

- 1/ Before you file your application to the court, select a bailiff from a list of bailiffs that is available from a court services office. There are currently three court approved bailiff companies.
 - Requisition – Form 17
 - Affidavit of Service
 - Writ of Possession – Form 52
 - Along with a certified copy of the Order of Possession
- 2/ Get the following forms from the *Supreme Court Residential Tenancy Act* – Writ of Possession Package. File these documents at the Supreme court civil registry:
 - 3/ Give the filing clerk at the court registry the name of the court bailiff firm you wish to use. The clerk will arrange for the original writ to be directed to the court bailiff firm.

Through the RTB, a landlord can also seek financial compensation from the tenant to cover costs related to removing the tenant, such as bailiff fees or expenses of the incoming tenant, including alternate accommodation, meals, additional moving costs or truck rental fees.

As we know the likelihood of compensation from tenants is almost laughable. From recent experience it is best to continue the paperwork through to enforcing the order unless you are positive tenants are moving.

www.robdrysdale.ca

Check out my website. On the site you will find the last twelve 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 information on new listings 24 hours faster than realtor.ca and with much more detail. There are also direct links to the Residential Tenancy Office, city halls and more. You can e-mail me directly at rob@robdrysdale.ca.

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

RENTAL/INVESTMENT — PROPERTIES —

↑ ROB'S UPDATE

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2011 YEAR END MARKET STATISTICS

The Board's Multiple Listing Service® processed 15,529 sales in 2011 compared to 14,891 the previous year, an increase of 4%, while the number of new listings remained about the same – 31,592 in 2011 compared to 31,437 in 2010. Over the year, the number of active listings for buyers to choose from dropped by 9%, going from 8,139 properties in December 2010 to 7,399 in December 2011. Although 2011 ranks the third slowest year for sales in the Fraser Valley since 2002, it was only 10 % less than the 10-year average of 17,210 sales. The volume for new listing received in 2011 was 6% more than the 10-year average of 29,867 new listings, placing last year third in ranking since 2002.

The average price of a detached house in Surrey as of December 2011 was \$560,642, an increase of 3.9% from December 2010 of \$539,537. The typical sale price of a detached home in North Delta was \$529,222 up 1.9% from December 2010 of \$519,212. As long as we have continued low mortgage interest rates and large numbers of people moving into the Surrey and North Delta areas I am optimistic there will be a reasonably good market balanced fairly evenly for sellers and buyers. However, as we have come to realize, North American and world wide economies can impact here at home, so more will be revealed.

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

REFERRALS: TRADESPEOPLE

Mindful of the perils of recommending tradespeople, I am fully comfortable with the integrity and professionalism of these individuals:

1/ Complete Door Lock'n Key: Richard Robinson: 778-886-5625 (Delta, Surrey, Langley)
Fully licensed and has been a locksmith since 1992. Richard is available Monday – Friday evenings and all day on weekends. Reasonable rates \$48.00 a call out and \$13.00 per lock (includes 1 key).

2/ Hands that Help Estate Services: Gerry Pyke: 778-836-7954
Specializes in assisting homeowners (and realtors) to remove deficiencies found by home inspectors. They do the finishing touches contractors may miss to completion stage. Also repairs, home organizing, cleanup and landscaping. One call gets it all.



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| 2 Year Closed | 3.55% | 2.69% |
| 3 Year Closed | 4.05% | 2.99% |
| 4 Year Closed | 4.79% | 3.19% |
| 5 Year Closed | 5.29% | 3.25% |
| 7 Year Closed | 6.35% | 3.89% |
| 10 Year Closed | 6.75% | 4.39% |
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778-896-9085

Website: www.billouthwaite.com

Thought of the Month:

“What lies behind us and
what lies before us are tiny
matters compared to what lies
within us.”

... Ralph Waldo Emerson

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 9 offices and over 560 salespeople is a major force in the Fraser Valley Real Estate market.