

## Property Managers: Managing Residential Real Estate

Check off each item as they are completed	Done
<b>Discuss the implications of unhealthy concentrations of radon gas with the landlord</b>	
• Explain what radon gas is and its health implications	<input type="checkbox"/>
• Provide the landlord with radon related links or publications.	<input type="checkbox"/>
• Property managers must discuss radon with their landlord clients as tenant health is a legal matter under the <i>Public Health Act</i> and <i>Residential Tenancies Act</i> .	<input type="checkbox"/>
• Ask if the landlord has tested their property for the presence of radon gas and whether they used a reliable radon test.	<input type="checkbox"/>
<b>If the landlord has tested for radon</b>	
• Ask if the property was tested by a professional.	<input type="checkbox"/>
• Ask for a copy of the certified test results.	<input type="checkbox"/>
<b>The results show less than 200 Bq/m<sup>3</sup></b>	
• Health Canada states that if radon gas is 200 Bq/m <sup>3</sup> or less, no remediation has to be done.	<input type="checkbox"/>
<b>The results show 200 Bq/m<sup>3</sup> or higher</b>	
• If the landlord has remediated the home and hired a professional to remediate the property. Ask the landlord about the type of remediation, and request evidence the work was completed	<input type="checkbox"/>
• If the landlord has done nothing to mitigate the unhealthy concentration of radon gas, this is a material latent defect and you must disclose the defect to tenants. If the landlord instructs you not to disclose, then you must refuse to provide further services to or on behalf of the landlord, as they have asked you to withhold a required disclosure.	<input type="checkbox"/>
<b>If the landlord has not tested for radon</b>	
• The landlord is knowingly contravening the Public Health Act and Residential Tenancies Act. Inform them of the different approaches they may take to testing for radon and if necessary, mitigation.	<input type="checkbox"/>
<b>If the landlord has not tested for radon, but the tenant has done their own testing and levels over 200 Bq/m<sup>3</sup> are found, the tenant could:</b>	
• File a complaint under the Public Health Act	<input type="checkbox"/>
• Sue for damages associated with the failure to providing a safe living environment	<input type="checkbox"/>
• Make an application for the termination of the tenancy under section 37 of the Residential Tenancies Act	<input type="checkbox"/>