

Radon Checklist—Commercial Real Estate (Landlord)

Check off each item as they are completed	Done
Discuss the implications of unhealthy concentrations of radon gas with the landlord	
<ul style="list-style-type: none"> • Explain what radon gas is and its health implications. <input type="checkbox"/> • Provide the landlord with radon-related links or publications. <input type="checkbox"/> • Ask the landlord if they have tested their building for the presence of radon gas and whether they used a reliable radon test. <input type="checkbox"/> 	
If the landlord has tested for radon	
<ul style="list-style-type: none"> • Ask for a copy of the certified test results. <input type="checkbox"/> 	
The results show less than 200 Bq/m ³	
<ul style="list-style-type: none"> • Health Canada considers results at or less than 200 Bq/m³ to be the maximum acceptable level. <input type="checkbox"/> 	
The results show 200 Bq/m ³ or higher	
<ul style="list-style-type: none"> • If the results show 200 Bq/m³ or higher, and the landlord hired a professional to remediate the properties, this will likely appeal to tenants. <input type="checkbox"/> • If the results show 200 Bq/m³ or higher, and the landlord has done nothing to mitigate the unhealthy concentration of radon gas, this is a material latent defect and you must disclose it to the commercial tenants. <input type="checkbox"/> 	
If the landlord has not tested for radon, but their tenant does their own testing and levels over 200 Bq/m ³ are found, the tenant could	
<ul style="list-style-type: none"> • File a complaint under the <i>Public Health Act</i>. <input type="checkbox"/> • Sue for damages associated with the failure to provide an environment devoid of nuisances. <input type="checkbox"/> • Terminate the tenancy. <input type="checkbox"/> 	