## Radon Checklist—Property Managers (Residential)

**Check off each item as they are completed**

Discuss the implications of unhealthy concentrations of radon gas with the landlord
- Explain what radon gas is and its health implications.
- Provide the landlord with radon-related links or publications.
- Property managers must discuss radon with their landlord clients as tenant health is a legal matter under the *Public Health Act* and *Residential Tenancies Act*.
- Ask if the landlord has tested their property for the presence of radon gas and whether they used a reliable radon test.

If the landlord has tested for radon
- Ask if the property was tested by a professional.
- Ask for a copy of the certified test results.

The results show less than 200 Bq/m$^3$
- Health Canada states that if radon gas is 200 Bq/m$^3$ or less, no remediation has to be done.

The results show 200 Bq/m$^3$ or higher
- 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.
- 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.

If the landlord has not tested for radon
- 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.

If the landlord has not tested for radon, but the tenant has done their own testing and levels over 200 Bq/m$^3$ are found, the tenant could
- File a complaint under the *Public Health Act*.
- Sue for damages associated with the failure to provide a safe living environment.
- Make an application for the termination of the tenancy under section 37 of the *Residential Tenancies Act*. 
