Radon Checklist—Representing Commercial Tenants

Check off each item as they are completed

Discuss the implications of unhealthy concentrations of radon gas with the tenant
  • Provide the tenant with radon-related links or publications. □
  • Tenants should ask the landlord or the landlord’s representative if the landlord has tested for radon gas concentrations in the property. □

If the landlord has tested for radon
  • Ask for a copy of the certified test results. □

The results show 200 Bq/m³ or higher
  • If the results show 200 Bq/m³ or higher, they are above the Health Canada standard for radon gas and indicate a dangerous concentration of radon gas. The tenant should consider other properties. □
  • They should alert the real estate professional representing the landlord or the landlord if unrepresented, of the need to comply with the Public Health Act. If the landlord has not tested for radon, talk to the tenants about their options. They may:
    - Tell you they are not interested in this property. □
    - Proceed with an application or an offer to lease. □
    - Insert a term related to radon testing, reporting the results to the tenant, and doing remediation if required. □

The tenant may do their own radon testing
  • If the radon gas concentrations in the rental premises exceed 200 Bq/m³, the tenant can pursue provisions under the Public Health Act, Nuisance and General Sanitation Regulations. □

If the property is to be used as a childcare facility
  • The real estate professional should advise their tenant of the impending Child Care Licensing Act legislation. □