

## Radon Checklist—Representing Commercial Tenants

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Check off each item as they are completed

Done

### **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/m<sup>3</sup> or higher**

- If the results show 200 Bq/m<sup>3</sup> 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/m<sup>3</sup>, 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.