

COVID-19

Landlord/Tenant Checklist

Property Managers should be discussing COVID-19 with their landlord and tenant clients. It is an important health concern and we encourage you and your clients to work cooperatively to find a solution that best fits everyone's concerns.

Checklist

- Provide client with COVID-19 links and information from the appropriate authorities
 - Assess your own risk with dealing with your client. Are they ill, or have recently traveled?
 - Have your client provide their own concerns about potential risk
 - Provide options for your landlord and tenant client
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Minimizing Risks for Landlords

- Perform more frequent cleaning and disinfecting of shared spaces on properties
 - Change air filters frequently in the next few weeks
 - Communicate with tenants about initiatives being undertaken to mitigate the spread of COVID-19
 - Plan for dealing with the concerns of current tenants, especially where the tenancy falls under the *Residential Tenancies Act*
 - Discuss if and how viewings will proceed during this time
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Minimizing Risks for Tenants

- Ensure initiatives are being undertaken to mitigate the spread of COVID-19
 - Address any concerns, and review the *Residential Tenancies Act*
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While the landlord has the right to show premises with proper notice, efforts need to be made to alleviate tenant concerns, such as:

- Place restrictions on viewings to only serious parties
- Request health and recent travel information from prospective tenants or before any viewing to give the current tenant an indication of risk
- Clean all high traffic areas and surfaces before and after each viewing