

Prince Edward – Lennox & Addington (PELA) Social Housing

Policy name	<i>Smoke and Carbon Monoxide Detectors</i>
Policy number	
Date	<i>November 24, 2015</i>
Date reviewed or revised	<i>November 25, 2015</i>
References	<i>PELA Social Housing Tenancy Agreement</i>

Purpose:

The purpose of the Policy is to provide staff and tenants with guidelines designed to protect the safety of tenants and staff and to uphold the physical integrity of the residential properties.

Scope:

This policy applies to all tenants of PELA Social Housing and their guests.

Definitions:

Carbon Monoxide Detector: A carbon monoxide detector or CO detector is a device that detects and gives warning to the presence of the carbon monoxide (CO) gas.

Fire Code: Set of standards established and enforced by government for fire prevention and safety.

Guest: a person who is invited to visit the building/unit.

Smoke Detector: a fire-protection device that automatically detects and gives a warning of the presence of smoke.

Tenant: A person who has signed a Tenancy Agreement and who enjoys all of the rights and responsibilities of tenancy.

Policy:

Smoke detectors and combination smoke/carbon monoxide detectors (where applicable) are installed to provide early warning of fire or excessive carbon monoxide and are extremely important for the safety of tenants, their guests and other occupants of the building.

Carbon monoxide detectors are installed in units that contain a fire burning appliance such as natural gas furnace, or have an attached garage.

PELA Social Housing is responsible for:

- Installing smoke and smoke/carbon monoxide detectors in accordance with legislative requirements
- Ensuring the detectors are in working condition through annual testing, repairs and replacement as necessary
- Providing tenants with written instructions on the use and operation of detectors
- Responding immediately to tenant concerns regarding the operation of their detectors.

Tenants are responsible:

- Notifying PELA Social Housing when the low battery signal is activated (periodic beeping)
- Notifying PELA Social Housing if a detector is damaged or inoperable for any reason
- Ensuring any member of the household does not intentionally disable a detector so as to make it inoperable. (this includes but is not limited to removing batteries, removing detector from current installation location or covering up the detector)

Fire and carbon monoxide safety is extremely important. Any person who intentionally disables a detector may be subject to a Provincial Offences fine and may also be evicted from their rental accommodation.

Procedure:

1. PELA Social Housing will ensure that tenants are provided with a copy of the policy.
2. Staff will respond to any questions or issues from tenants related to the policy.
3. PELA Social Housing reserves the right to immediately remove items consistent with this policy from the property and to charge the tenant for any associated costs.
4. PELA Social Housing has the right to seek action from the Landlord Tenant Board if a Tenant refuses to comply with the Policy