

## **POLICY ON NEW “NO SMOKING” AND “CANNABIS CULTIVATION” RULES**

Dear Valued Resident,

In the interest of promoting the safety and well-being of our residents, all our rental properties are **transitioning to be free of smoke and cannabis cultivation**.

Under the Tenancy Agreement, we are permitted to add additional Rules or Regulations. Notices were delivered to amend the terms of the existing tenancy agreement.

Effective October 25, 2018, and for the duration of the tenancy thereafter, Tenants, Occupants, and their invitees are prohibited from engaging in the smoking of tobacco, cigarettes, cannabis or the burning, smoking or vaping of any substance in the Rented Premises, unless same is required to accommodate a person under the provisions of the *Human Rights Code*. All references to “smoking” are deemed to include the smoking or burning of any substance.

Effective October 25, 2018 and for the duration of the tenancy thereafter, the Tenants or Occupants of the Rented Premises shall not engage in the cultivation, production, sale or distribution of cannabis in the Rented Premises. A breach of this Rule shall be a sufficient basis for the Landlord to seek termination of the tenancy based on the Tenant’s interference with the legal interest of the Landlord and other tenants at the residential complex.

These new Rules, which now form part of the Tenancy Agreement, are made to minimize the adverse impacts of smoking and the growing of Cannabis within the confines of rental units and the building, including adverse health impacts as well as the environmental and physical hazards associated with mould growth, excessive electricity consumption, fire risks, and security issues that may arise if it is known that Cannabis growth is occurring at a specific location.

The No Smoking Rule should also help reduce complaints from residents about the impact of smoke on their enjoyment of their Rented Premises in circumstances where second hand smoke and odor escapes into hallways and into neighboring non-smoking units.

We strive to provide comfortable, secure and enjoyable housing. We appreciate our residents ongoing tenancy with us and trust that these Rules will be complied with for the health and benefit of all residents and occupants of our residential complexes.