



Fall, 2018

Message from the President

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Dear Board of Directors,

This fall issue of our newsletter has great articles regarding the changes to the Condominium Act specifically about the Cannabis rules and fire prevention.

I look forward to seeing everyone soon. In the meantime, I wish you a happy and safe fall. As always, I welcome your e-mails.

Sincerely,



Liron Daniels

President R.C.M., P.P.L., B.E.S.

Company News

We encourage all residence to log in the website and use the newly implemented software, as it is a great means of connecting with the community. The platform will allow Nadlan-Harris Property Management to facilitate communication, increase efficiency and allow residents an opportunity to provide their valued feedback. We look forward to connecting with you.



TOBACCO AND CANNABIS

CANNABIS IN CONDOS

Smoking tobacco in condos is often a point of friction and frustration between neighbours. Second-hand smoke is known to cause irritation, discomfort and nuisance. It is also known to be a health hazard. In addition, smoking increases the risk of fire as well as maintenance and cleaning costs.

LEGALIZATION OF CANNABIS

Canada is in the process of legalizing the production, possession and consumption of cannabis (marijuana). While the provinces are still working on regulating the implementation of this legalization, adults are expected to be able to possess and consume set quantities of cannabis. They will also be able to grow up to four plants, each up to a meter high, in their homes — including condos, which will expectedly cause challenges to condominium corporations. In addition to the concerns normally associated with cigarette smoking, the growing and smoking of cannabis may raise the following concerns:

- Damage to units and common elements, including by moisture from marijuana plants, which can create mold and spores in walls, ceilings and floors, and which can damage window seals
- A disproportionate use of utilities such as electricity and water (if not sub-metered), which are required in greater quantities to grow marijuana plants
- Increased fire hazards due to people drying cannabis on household stoves or by using unauthorized patchy electrical modifications
- Odors from plants or smoke getting into other people's units.

THE LAW IN ONTARIO

Presently, the Smoke-Free Ontario Act only prohibits someone from smoking (or from holding lighted tobacco) in common areas of condominiums. This means that, unless the governing documents of the corporation state otherwise, owners and occupants can smoke in units, on balconies and on the exterior grounds of condo complexes.

Mississauga and Brampton firefighters educating public on high-rise fire safety



For many condo residents, it's common to hear an alarm and figure it's a false alarm, but MacDonald-Duncan urges everyone to take them seriously. That sentiment is shared by Andrew VonHolt, division chief, fire prevention, for Brampton Fire and Emergency Services.

"We (tell people) it's best to leave as soon as you can if you hear a fire alarm," he said. "If you have to stay in place, check for smoke in the corridors or stairwells and know what to do in your apartment."

Most high-rises do have voice communication so their concierges can advise residents how to proceed as they get updates from the fire department.

When leaving the building during a fire alarm, it's always best to be familiar with the building's fire safety plan (each owner/tenant is entitled to a copy) and have a backup exit route in case the first option isn't safe.

If it's safer to stay in place, there are still several measures to consider, including sealing up any door seams with duct tape or a wet towel to prevent smoke from getting into the unit.

Residents should also contact the fire department to let them know they're staying in place and have an emergency kit on hand that includes items such as a whistle, flashlight and bright-coloured cloth to hang on a window or balcony to identify your location.

Top causes for high-rise fires are unattended cooking, careless smoking, electrical and routine maintenance deficiencies.

The Mississauga and Brampton fire departments each have a wide range of educational resources on their websites, mississauga.ca/portal/residents/fire and brampton.ca/EN/residents/fire-emergency-services. The departments are also taking proactive roles in educating the public on fire safety.

Through the Mississauga initiative, older adults can receive a free in-home fire safety assessment by contacting Mississauga Fire and Emergency Services at 905-896-5908 or fire.prevention@mississauga.ca.

Are you prepared? What to include in an emergency kit in case you are trapped in your suite during a fire (Provided by Brampton Fire and Emergency Services):

1. Towel: Wet and place at base of door.
2. Duct tape: Tape over door and vent openings.
3. Foil wrap: Use to cover vent openings.
4. Whistle: Use to signal for help.
5. Flashlight: Used in case of power failure or to signal for help.
6. Bright-coloured cloth: Hang up in a widow or balcony to identify your location.
7. Ink marker: Use for messages on cloth, doors or windows.
8. Cotton bed sheet: If smoke is heavy in the room, soak the bed sheet with water and make a tent near an open window.
9. Washcloth: Place the wet cloth over your nose and mouth to aid breathing in smoke-filled areas.
10. Fire safety plan: Have a copy of your building's emergency procedures on hand.
11. Plastic pail with lid: Use for storing emergency equipment; fill with water during a fire.

CAO looking for feedback to continue to improve

Since it's official launch, the [Condominium Authority of Ontario](#) (CAO) has been busy providing support to the condo community, Toronto condominium lawyer [Armand Conant](#) writes in [CondoVoice](#) magazine.

And, to continue to grow and improve, the authority is looking for suggestions from users to improve the system, says Conant, a partner and head of the condominium law group with [Shibley Righton LLP](#).

"It is through feedback and input from all stakeholders that the CAO can best meet the needs of condo communities. The CAO looks forward to, and encourages, as much feedback as possible," he says.

In addition to providing information about rights and responsibilities, the CAO offers "resources to help them identify and resolve common issues before they escalate into disputes," says Conant.

The CAO also provides mandatory training for all condo directors elected, re-elected or appointed after Nov. 1, 2017, and offers the province's first online dispute resolution system, the Condominium Authority Tribunal (CAT), he explains.

"In addition," Conant writes in the magazine's recent edition, "the CAO has a Customer Care Team that has supported condo communities through as many as 30,000 individual interactions either by email or phone since its launch. The CAO is also pleased to report that almost 9,000 of 11,000 corporations in Ontario have registered."

He tells AdvocateDaily.com that since writing the article, the numbers have increased to more than 9,000 of more than 11,300 condo corporations in Ontario.

Conant says the registry has also "delivered on the government's requirement" to provide a searchable, public registry of condo corporations, which is now available on the CAO's [website](http://www.condoauthorityontario.ca/en-US/about-cao/).

"The public registry contains information prescribed by Ontario Reg. 377/17, such as the name and type of corporation, address for service and the names of the corporation's directors and, if any, managers. The information that the registry displays is based on condo returns filed by corporations."

He says that as of this fall, more than 9,200 returns have been filed.

Conant points out that no personal information is disclosed and the registry cannot be used for commercial purposes.

He says more than 9,000 people have already completed "the 21 modules that comprise the CAO's director training, which helps to equip condo directors with skills and information to assist them in directing the affairs of the corporation, resolving issues and fostering a positive condo community."

"Feedback has been very positive. Early results indicate that the majority of respondents were very satisfied with the training (84 per cent) and said they would recommend it to others (94 per cent)."

He says the website provides information to help condo owners and residents resolve common problems — such as records, noise, personal property and odour issues — before they become formal disputes.

For issues that cannot be resolved, writes Conant, the CAT provides "a fast, efficient and cost-effective way to help resolve disputes. Under s. 55 of the [Condominium] Act, the CAT can currently accept cases about disputes related to condominium corporation records."

The CAT is made up of 13 members with diverse backgrounds in mediation, adjudication, condominium law, technological innovation and life in condominium communities, he says.

"The CAO continues to refine its online information and tools and the CAT-ODR [online dispute resolution] system to address feedback from users. The CAO is looking to expand and enhance the CAT-ODR system, including opportunities for integrated teleconferencing and videoconferencing," writes Conant.



Fall Home Tips

Home maintenance is something we often neglect. Even though your condo has a property manager for exterior maintenance, the inside of your unit is still largely your responsibility. Between our daily and weekly responsibilities, maintenance is something that often falls by the wayside. But it's essential. Like your vehicle, your home and property benefit from regular tune-ups.

Here's a checklist of 12 things you can easily manage, each in 10 minutes or less.

1. Dust and test your smoke and carbon monoxide detectors (twice a year).
2. Replace the batteries in your smoke/carbon monoxide detectors (annually).
3. Vacuum the condenser coils at the back of your fridge (annually).
4. Keep your front door clean. If painted, surface wash it.
5. Clean the air conditioner grill and register.
6. Check your faucets for leaks – it will save you money.
7. Check for signs of insects or vermin getting into your home.
8. Examine window and door seals and repair as needed – lubricate locks on doors and windows with silicone spray.
9. Self-clean the oven
10. Examine, seal and repair grout in bathrooms and tile floors to prevent moisture damage.
11. Pick a ground fault circuit interrupter outlet (GFCI) and test it. Push the Test button, check that this has popped out the Reset button and that anything hooked up to the outlet will no longer power on. Push Reset and you're good to go. Test a different GFCI outlet next time.
12. Check your emergency flashlight. Do the batteries work? If not, replace them, or consider upgrading to a non-battery powered, manual wind-up model.

By following these tips, you can mitigate costly problems in your home, keeping it safe and healthy for you now, and down the road.

NADLAN-HARRIS NEWS



Nadlan-Harris Property Management Inc. is happy to announce the recent Additions to our portfolio.

We proudly manage the Metro Place Condos at **1060 Sheppard Ave West** and **1 De Boers Drive** consisting of 531 residential and 21 commercial units.

Photo Page

**Quarterly Company Seminar
WHMIS Training**



Happy Fall Season

