



ADDRESS / UNIT #

# Emergency Call 911

## Smoke Alarm Maintenance Owner/Tenant Agreement

In accordance with the requirements of the Ontario Fire Code, it is the owner’s responsibility to ensure that there are working smoke alarms on each level, and outside sleeping areas of all single family, semi-detached, town home and multi unit residential buildings, whether owner-occupied or rented.

If you have fuel fired appliances, share a common wall/floor/ceiling with a service room or have an attached garage you are required to have CO alarms.

An owner is defined in the Ontario Fire Code as “any person, firm or corporation having control over any portion of the building or property under consideration, and includes the persons in the building or property”.

It is the responsibility of the owner, to ensure their rental unit is in compliance with the Ontario Fire Code. It is a requirement by law that owners of residential occupancies ensure smoke alarms within the suites are tested and documented annually and on any change in tenancy. It is also recommended that the tenant sign this form to accept responsibility for maintaining the devices in operating condition as it is the law that tenants notify the landlord /owner should a device be inoperable.

The signature of the owner assures proper installation and operation of the alarms within the suite, as required by articles 2.13., 2.16, 6.3.3.3, 6.3.3.8. and 9.8.4. of the Ontario Fire Code.

The signature of the tenant assures proper maintenance and testing of the smoke alarms during the time they are in control of the suite.

**Tenant Home Address and Phone:** \_\_\_\_\_  
**Tenant Signature** \_\_\_\_\_

**Owner:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

**Landlord / Rental Manager:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

Unit/Apartment	# Occupants	Phone #	Occupant Signature <i>*All Alarms Operate* Smoke Alarms &amp; CO if app.</i>	Check-in Date	AHJ signature Alarms functional <b>after departure</b> of Renter

It is the responsibility of the tenant of a rental property, to contact their landlord immediately if they suspect there is a problem with the smoke alarms.

The removal of batteries or tampering with a smoke alarm in any way is a violation of the Ontario Fire Code. Occupants may be subject to fines if they tamper with any life safety items within the units

**FAILURE TO COMPLY WITH ALARM REQUIREMENTS IDENTIFIED IN THE ONTARIO FIRE CODE MAY RESULT IN A TICKET FOR \$235 OR A FINE OF UP TO \$50,000 FOR INDIVIDUALS OR \$100,000 FOR CORPORATIONS.**