

Smoke Alarm

Regulations for Rental Properties in Winnipeg

If you live in a rental property in Winnipeg, please read this brochure carefully. It contains important information about smoke alarms in rental homes and apartments – information that could save your life. It will help you make sure you and your family are protected if there's a fire; know your rights and obligations.

YOUR LANDLORD'S OBLIGATIONS

Your landlord must:

- Install a smoke alarm in your rental unit. This smoke alarm must be:
 - a hard-wired, 120-volt AC powered smoke alarm; or
 - a 10-year lithium-powered smoke alarm.
- Make sure the smoke alarm is always working.
- Test and clean your smoke alarm at least once a year to make sure it's working properly.
- Re-test the smoke alarm whenever a new tenant moves in.
- Show you how to use and test the smoke alarm.
- Provide phone numbers for you to call if your smoke alarm isn't working properly.
- Replace a smoke alarm that isn't working properly within 24-hours of finding out about it.
- Report to the City of Winnipeg Fire Prevention Branch if a smoke alarm or any other fire safety equipment is tampered with.

YOUR OBLIGATIONS AS A TENANT

You must:

- Never tamper with a smoke alarm. It's against the law and you can be charged under the Fire Prevention bylaw. You could be fined up to \$1,000 and/or sent to jail for up to 6 months. Also, your landlord can give you as little as five days' notice to move if you are caught tampering with a smoke alarm.
- Tell your landlord or caretaker immediately if your smoke alarm isn't working. Be sure to write down the date and time that you reported it.
- Call Winnipeg Fire Prevention at **311** if your landlord doesn't repair or replace your smoke alarm within 24-hours.

You should also:

- Ask your caretaker to show you how to test the smoke alarm in your rental unit. Test your smoke alarm every month and write down the date that you did the test. When you press and hold the test button, the smoke alarm should start and the alarm should sound. Be sure to test hard-wired alarms, too. The light on the alarm only means there is power to the alarm.
- Ask your caretaker to show you how to use the pause, hush or silence button on your alarm if it has one. This button allows you to turn off the alarm for awhile if you burn toast or your oven is smoking. The alarm will beep while it is paused and will reset after 10 minutes.
- Make sure the caretaker gives you phone numbers to call if your smoke alarm isn't working properly.
- Plan your home escape in case of fire. Make sure your family knows the plan and that you practise "escaping" from your home regularly. If you'd like to know more about home escape plans, call the Fire Prevention Branch at **311**.

IF YOU HAVE ANY QUESTIONS

- Call the City of Winnipeg at **311** if you have any questions about smoke alarms or general fire safety.
- Call the Residential Tenancies Branch at 204-945-2476 if you have any questions about rental properties in Winnipeg.