

Housing York Inc. Smoke-Free Policy

Presentation to
Housing York Inc. Board of Directors

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Smoke Free Policy Purpose



Purpose:

Reduce tenants' exposure to second hand smoke, while respecting the rights of existing tenants who chose not to enter into a no-smoking unit lease

Additional Benefits:

- Decreased unit turnover costs for non-smoking units
- Support for Strategic Plan objective of sustaining healthy communities
- Decreased fire risk

Limitations in Setting Smoke-Free Policy

- The *Residential Tenancies Act*, 2006, (RTA) governs the relationship between landlords and tenants.
- Can legally adopt a non-smoking policy as long as doesn't conflict with the RTA, Human Rights code or other laws
- The *Smoke-Free Ontario Act*, 2006 prohibits smoking in the common areas of Housing York buildings for both new and existing tenants

Who can it be applied to?

- No-smoking policy may only apply to new tenants signing new leases
 - All tenants in new buildings
 - New tenants in existing buildings
- Existing tenants must be grandfathered

Summary of Policy

- Effective November 1, 2014
- Prohibits smoking in units, on balconies, patios and from front and back yards of townhouse units
- Policy applies to occupants and their guests
- New and existing tenants cannot smoke within 5 metres of windows, doors or vents
- Exemptions for medical marijuana and traditional use of tobacco by indigenous persons



NO SMOKING 4

Policy Implementation

- Roll Out:
 - Comprehensive training for staff
 - Robust communication strategy for existing tenants
 - Communications to applicants and updates to online resources
 - Program and supports for tenants on smoking cessation
- Post Implementation:
 - Two new smoke-free buildings added, 239 units
 - Over 300 existing units have become smoke free
 - Series of training programs offered

Policy Review

- Explore options to strengthen existing policy
 - Research industry best practices and trends
 - Analyze the legislative implications of e-cigarettes
 - Revisit 5m perimeter for smoking outside buildings
- Review procedures
 - Policy enforcement
 - Review options where smoking is interfering with reasonable enjoyment
 - Review procedures related to oxygen use in units
- Develop further opportunities to raise awareness about safety issues related to smoking
- Explore initiatives related to smoking cessation

Thank you

