



Kay Four Quarterly

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Cannabis Policy

In anticipation of the legalization of cannabis based products, we inform all tenants of the following new rules in all Kay Four Properties managed buildings:

Due to concerns including damage to property, noxious smells, lasting odours, and possible health and other risks to tenants there will be:

No growing of plants commonly known as cannabis or marijuana plants allowed at our properties.

No smoking or vaping of cannabis based products (including marijuana) allowed at our properties

Any breach of these rules will be considered a material breach in terms of the tenancy and as a result the Landlord will take any and all actions, including termination of tenancy.

The Residential Tenancies Act of the Province of Manitoba allows landlords to make any rules which are reasonable and are applied equally to all tenants. In speaking with senior staff at the RTB, we have been informed that these rules are legal and will be enforced by all means (including termination) for their violation.

The first rule is consistent with the Province of Manitoba's stance that growing of such plants is not legal in homes or residences in our province.

We understand that some tenants may prefer to consume marijuana and other cannabis based products once they become legal and we have no concerns with this as long as it does not disturb other tenants. Disturbance and possible immediate harm are what makes the second rule reasonable.

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Kitchen Safety

Our office has identified several practices among tenants that are severe fire hazards. If you are currently practising one or more of the following hazardous activities, we ask that you please stop immediately.

Lining or wrapping the drip pans under the stove top elements in aluminum foil is unacceptable. The foil reflects the heat from the element and causes them to burn out more quickly. It also traps grease and food particles that become a severe fire hazard when exposed to the radiant heat from the element. For these reasons, any tenants that have their drip pans wrapped in foil must remove the foil immediately. Any grease or food particles that collect in the drip pans can be easily removed with oven cleaner.

Another fire hazard that we see regularly is paper towel or newspaper pinned to the walls surrounding the stovetop. Not only is paper combustible, it becomes more so when saturated with cooking grease. Please do not pin any sort of material near your stove, for any reason. Stovetops and the surrounding surfaces (including walls) must be cleaned regularly to avoid a build-up of food particles and grease.

Allowing food and grease to build up can and does cause damage to the appliance and presents a fire hazard. Tenants are responsible for maintaining cleanliness in all areas of their suites, but it is especially important to clean your stove top and inside of your oven regularly to avoid smoking and fire. Tenants who are not maintaining the cleanliness of their stove top and oven or engaging in the practises noted above will be held financially responsible for any damages and/or repairs and may be subject to termination of tenancy for creating a fire hazard.



Cannabis Policy cont'd....

The smoking of cannabis based products creates smoke. This smoke tends to be more pungent than that from cigarettes. We have received complaints of this smoke at our buildings yet rarely receive any complaints about cigarette smoke. That disturbing smell is one of the reasons for this rule.

The second reason is that second hand marijuana smoke can negatively affect people. It can impair their ability to think straight, damage their development, and/or cause them to lose their employment. This is what we call the Rebagliati effect. Some of you may recall that a Canadian Olympic athlete originally had his medal pulled because he had traces of marijuana in his system. He successfully reacquired his medal after proving that this was just second hand smoke. What you learn from this is that your neighbours, should they ingest second hand marijuana smoke, may fail work related drug tests.

Even worse, small children have low tolerance for cannabinoids and it is accepted that consuming marijuana can impede their mental development. Articles in the Canadian Medical Association Journal and a recent study published by the Cummings School of Medicine at the University of Calgary support the reasons above.

CBC recently reported on these (Second-hand 'toke' could lead to failure of workplace drug test: study” The Canadian Press, Nov 30, 2017) writing, in part;

“This study points to the Ross Rebagliati hypothesis — there is a possibility that it is entirely possible to have THC levels within a non-smoker from just being exposed to smoke in a closed area,” Fiona Clement, the principal author of the study published online in the Canadian Medical Association Journal Open, said Thursday. The study found THC is detectable in the body after as little as 15 minutes of exposure even if the person is not actively smoking it. Findings suggest anyone exposed to second-hand smoke ... will test positive. It can take between 24 and 48 hours for the THC to clear from the system and Clement said that could be particularly problematic for employees who work in jobs where there is a zero-tolerance drug policy.”

The end result is that we have no issues with people legally consuming cannabinoids. Eating or drinking cannabinoids will not harm or disturb your neighbours but smoking or vaping it can harm your neighbours. That is why we will enforce these rules.

Outside Temperature and Boiler Heat

Recently our office has received some complaints from tenants who believe that we turn the boilers off on warmer winter days to save money. This is incorrect—the boilers stay on for the entire season regardless of the outside temperature and are not shut down until approximately June at the earliest, or when the outside temperature permits it. Most are computer controlled and are never shut down.

If you live in a boiler heated building and believe that the boiler may not be operational because your suite feels cold, the quickest way to check is to see if you have hot water. If you have no hot water, the boiler may require servicing. Please report a lack of heat and hot water to your resident manager as soon as possible so we can arrange for our contractor to attend the building and get it up and running again.

If your suite feels cold but you do have hot water, then the boiler system is functioning normally and the issue is in your suite. Please make sure all of your windows are closed tightly and that you don't have furniture pushed up against your radiators. There must be at least 12 inches of space between furniture and the radiators in order for them to heat your suite. If your windows are closed and there is sufficient airflow around all of your radiators, please report the issue to your resident manager.

