



Up In Smoke

Living in Shared Spaces with
Pot Smokers and Vapers

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Cannabis Act

- Received Royal Assent on June 21, 2018.
- Allows those over the age of 18 to possess and consume cannabis (under 30g).
- Allows for the growing of 4 plants per household.

Cannabis Control Act

- Received Royal Assent on April 18, 2018.
- Confirms that the *Smoke-free Places Act* will restrict cannabis usage in public spaces.
- Provides for a Landlord to amend an existing lease to become smoke free, and restrict cultivation.

Concerns of Landlords and Owners in Multi-Unit Buildings

- Nuisance
- Humidity
- Mould Growth
- Remediation Costs
- Water and Energy Costs
- Risk of Fire
- Health Risks

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Apartment Style Multi-Unit Buildings

- Major property management companies have moved to make all buildings smoke free.
- Restricts smoking, vaping and growing.
- *Cannabis Control Act* allows change to current leases, and all future leases will be smoke free.

Condominium Corporation Approach

- Nuisance Provision
- Declaration Amendment → restricting use within a Unit.
 - Requires a vote in favour by owners owning 80% of the Common Elements
- By-law Amendment → restricting use within Common Elements including Exclusive Use
 - Requires a vote in favour by owners owning 60% of the Common Elements
- Corporations restricting smoking, vaping and growing.



Thank you
Questions/Comments

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