

November 1, 2007

Dear resident:

Re: New Ontario regulation concerning building materials

A new regulation has come into effect in Ontario which requires all property owners to identify any material in buildings which contain or may contain asbestos, and to notify their tenants. The purpose of the regulation is to protect workers and occupants when renovations or major repairs are done in homes, apartments or commercial space. This notice meets the requirements of the new regulation. Precautions are required before the relevant building materials are drilled, ground, broken, cut, vibrated or sanded.

You should not be alarmed or surprised to find out that some materials in your building may contain asbestos. Such building material is commonly found in most owner-occupied homes, rental buildings, schools, universities, hospitals, government facilities, offices and work places in Ontario. **Medical experts agree that non-friable asbestos containing materials pose absolutely no health risk unless they are being ground or sanded or otherwise worked on. In fact, Health Canada says, “asbestos fibre concentrations in the air in buildings are usually about the same as in the air outside.”**

Building materials in your rental suite which are or may be subject to precautions (because they contain or may contain very limited amounts of asbestos) are the following:

DELETE ALL LINES WHICH ARE NOT APPLICABLE:

Building component	Type
Vinyl floor tiles	Non-friable *
Drywall joint compound in the drywall walls	Non-friable *
Stucco wall plaster	Non-friable *
Wall plaster	Non-friable *
Ceiling stipple	Non-friable *
Ceiling tiles	Non-friable *
Other (specify)	Non-friable *
Insulation (specify location)	Friable
Sprayed on insulation (specify location and type of asbestos – SEE THE INSTRUCTIONS)	Friable
Other (specify)	Friable

* Note: Non-friable materials are materials which do not crumble under hand pressure.

DELETE IF THERE IS NO FRIABLE MATERIAL TO WHICH THE TENANTS HAVE ACCESS:

Having been frequently used in past years, friable materials only pose a risk if they are deteriorated or disturbed. It is important not to touch or disturb the friable materials without taking the required precautions. If you believe these materials have deteriorated or have been disturbed, please notify us immediately.

During any repairs or renovations, we will take the necessary precautions to protect the repair workers, and to protect you, the occupant. To comply with your tenancy agreement, you must not make alterations or repairs to your rental suite without our written consent. Any request for consent should be made to our office in writing.

Since we take your safety and compliance with the law very seriously, we are pleased to inform you that we are in full compliance with the new building material regulations.

[Landlord]