



MULTIFAITH
HOUSING INITIATIVE

SMOKE-FREE POLICY

Approved by the Board of Directors on January 30, 2014

Smoke-Free Policy - Amended 11 January 2014, Passed 30 January 2014

Due to the increased risk of fire, increased maintenance costs and the known health effects of second-hand smoke, effective April 1st, 2014 all new tenants at MHI will be prohibited from smoking within the buildings of the properties, including private units and common areas (i.e. entrances, hallways, stairwells, laundry rooms, storage areas). The policy will grandfather current tenants, permitting current tenants to continue smoking within the unit they occupy on 1st April 2014 until they move out of that unit. This policy applies to all tenants, guests, staff, volunteers and service persons. Please note that tenants are responsible for the actions of their guests.

As of April 1st, 2014, at Blake House, smoking permitted substances outside on the property will be permitted only in the designated area, at the back of the property, for all tenants, guests, staff, volunteers and service persons. At Kent House, smoking will be permitted in designated areas only: balconies and designated space in driveway. At Somerset Gardens, smoking on the property will be as per the SG condo rules.

Definition: Smoking: the term "smoking" means inhaling, exhaling, burning or carrying any lighted cigar, cigarette, marijuana, hashish or any similar product whose use generates smoke.

Règlement de non-tabagisme - Amendé le 11 janvier 2014, Passed 30 January 2014

A cause du risqué plus élevé d'incendie, des coûts plus élevés d'entretien et des effets connus sur la santé du tabagisme des autres, à partir du 1^{er} avril 2014, il sera interdit à tous les nouveaux locataires de l'Initiative Multiconfessionnelle sur l'Habitation de fumer à l'intérieur des bâtiments des propriétés de l'IMH. Cette interdiction s'applique dans les appartements et dans toutes les aires communes (entrées, escaliers, passages, salles de lessive, entrepôts). Ce règlement accorde aux locataires actuels, en place le 1^{er} avril 2014, une période de grâce qui leur permettra de fumer dans l'appartement qu'ils occupent le 1^{er} avril 2014, jusqu'à ce qu'ils déménagent de cet appartement. Ce règlement s'applique aux locataires, à leurs visiteurs, au personnel, aux bénévoles et à toute personne qui entre dans les bâtiments pour fournir des services (livraisons, entretien, réparations, etc.). À noter: les locataires sont responsables des gestes de leurs invités.

À partir du 1 avril 2014, à la Maison Blake, le seul endroit dehors, dans la propriété, où il sera permis de fumer toute substance permise sera dans une aire spécifique, démarquée à cet effet, pour tous les locataires, pour leurs invités, pour le personnel et les bénévoles et pour toute personne en service. A la Maison Kent, les seuls endroits seront les balcons et l'espace désigné dans l'entrée des voitures. A Somerset Gardens, le tabagisme se conformera aux règlements établis par le condo.

Définition: tabagisme: le tabagisme se définit par l'action d'inhaler, d'exhaler, de faire brûler, de laisser brûler ou de transporter, une fois allumés, cigarette, cigare, pipe, de la marijuana, du hachich ou toute autre substance qui émet de la fumée.

Smoke-Free Policy Statement

- 1.1 Smoking prohibition: Due to the increased risk of fire, increased maintenance costs and the known health effects of second-hand smoke, all forms of smoking are prohibited in all MHI properties, including:
 - a. Inside all apartment units;
 - b. In the common areas (i.e. hallways, stairwells, laundry rooms, etc...); and
 - c. Outside on the property, except where a designated area is defined.

- 1.2 As of 1st April 2014, smoking is permitted in the following area only:
 - At Blake House, the designated smoking area is located outside near the South West corner of the property.
 - At Kent House, the designated smoking areas are located specifically, for each unit, on their balcony, and for units 1 and 2, at the back of the driveway.
 - At Somerset Gardens, the designated smoking area outside is defined by the condo board.

2. Definition of smoking: The term smoking means inhaling, exhaling, burning or carrying of any lighted cigar, cigarette, marijuana, hashish or any similar product whose use generates smoke.

3. Definition of service person: The term “service person” shall include but is not limited to any contractor, tradesperson, agent, household worker, volunteer, MHI staff or other person hired by the tenant or MHI to provide service or product.

4. The policy takes effect on April 1st, 2014, once approved by the board, and applies to all people, including but not limited to tenants, guests, visitors and service persons. This policy will allow for a grandfathering period for all tenants on 1st April 2014, in the unit where they reside on 1st April 2014, until these tenants move out of that unit.

5. Articles of incorporation, bylaws, and other legislation still apply: Notwithstanding grandfathering, tenants who qualify for the exemption from the smoke-free policy as described in section 4 above must still comply with all applicable legislation and are still subject to the policies related to the properties, including but not limited to those about causing a nuisance or hazard to another person and unreasonably interfering with the rights of another person to use and enjoy the property or another unit.

6. Human rights and reasonable accommodation: The board shall make reasonable accommodation, pursuant to sections 2 (1), 11 (1) (a) and 17 (1) and (2) of the Ontario *Human Rights Code* and the whole of the *Code* for a tenant who has proven by medical evidence that he or she is physical and/or mentally disabled and is unable to control his or her addiction to nicotine. Whether the tenant has proven the disability will be determined in the sole and absolute discretion of the board, acting reasonably. The accommodation will be made based on all the circumstances and may include but is not limited to:
 - a. Allowing smoking in one or more designated areas of the outdoor property; and/or
 - b. Paying for one or more treatment programs to assist with the cessation of smoking, including but not limited to paying for nicotine replacement therapy; and/or
 - c. The willingness of the tenant to install and maintain smoke extraction equipment in any unit as recommended by the board.
7. Time limit for reasonable accommodation: Reasonable accommodation granted pursuant to section 6 of the policy may be for a fixed period of time at which time the tenant is free to re-apply to the board for further reasonable accommodation to be made.
8. Other accommodation: In addition to accommodation made under Section 6 of the policy, reasonable accommodation will be made by the board if a tenant proves that to prohibit smoking would result in other discrimination prohibited by the Ontario *Human Rights Code*. The board, in its sole discretion, will determine whether or not the tenant has proven that the prohibition of smoking would be discriminatory pursuant to the Ontario *Human Rights Code*.
9. Traditional or cultural smoking activities: The board may make reasonable accommodation in the case where a tenant intends to use tobacco in relation to a traditional aboriginal cultural activity or smoking is intended to be done by a prescribed group for a prescribed purpose. In making the accommodation, the board will only do so in writing and may prescribe in writing when the permission is granted for, the duration of the permission, and where the permission will be permitted.

10. Smoking prohibited in enclosed common areas: Pursuant to the *Smoke-Free Ontario Act*, and despite anything contained in this bylaw, smoking is not permitted in enclosed common areas of the property, including but not limited to hallways, laundry room, electrical and mechanical rooms, etc.