

Protect Your Investment Smoke and CO Alarms

Landlords must test smoke and carbon monoxide (CO) detectors:

- Annually
- After tenancy ends
- Before tenancy begins
- After changing batteries
- After a change made to the electric circuit that powers alarm
- Inspect all fuel burning appliances annually

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Landlords must:

- Keep smoke and CO detectors in operating condition
- Maintain the source of power for detectors that plug in
- Give tenants maintenance instructions for all detectors
- Ensure all outside appliance vents are not blocked

Tenants must:

- Notify the landlord/property manager if some or CO detectors stop working
- Disabling smoke or CO detectors is prohibited

[Click here for more information on carbon monoxide detector requirements](#)

Extra Tip!

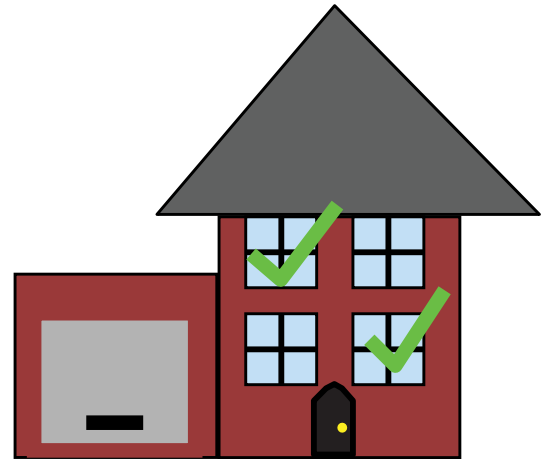
Smoke detectors next to sleeping areas must have an alarm loud enough to be heard when doors are closed. If the manufacturer does not suggest placing the smoke detector at a certain height, install it on or near the ceiling.

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Landlords must install smoke alarms:

- Outside each sleeping area
- On each floor without a sleeping area
- If a sleeping area is served by a hallway, put smoke alarm in the hallway

[Click here for more information on smoke sector requirements](#)



In rental buildings that have a fireplace, storage garage (a garage to store or park cars), or fuel burning appliance, landlords must install CO detectors:

- In any service area containing a fuel-burning appliance and in any storage garage
- Next to each sleeping area in each residence that shares a wall or ceiling with the service area or storage garage
- Adjacent to each sleeping area in any unit containing a fireplace or fuel-burning appliance

Landlords are not required to install CO detectors in buildings without a fireplace, storage garage or fuel-burning appliance.

