

Owner's Maintenance Responsibilities

In order to help improve the flow of information, and ensure that the owners understand what falls under their own responsibility, council compiled the following list of individual owner's maintenance responsibilities:

Appliances and connections:

Stove and oven
Fridge/freezer
Dishwasher
Washer
Dryer including internal lint trap
Microwave oven
Garburator

Plumbing:

Fixtures – faucets, drains, shut-off valves, showerheads, handles, cartridges
In-suite piping and pipe connections, seals, washers, etc.
Bathtubs
Bathroom and kitchen sinks
Toilet
Toilet water tank and its internal mechanisms
Tub and shower enclosures – fixtures, caulking, seals, grout joints
In-suite P-traps

Electrical system and fixtures:

Light fixtures
In floor-warming system
Timers
Thermostats
Switches
Outlets including cable and telephone jacks
Circuit breakers
Ground fault circuit interruptors (GFCI)
Junction boxes
Baseboard heaters

Gas fireplace

Piping, connections, pilot, valves, burners, etc.

Fire protection system:

Smoke alarms *
Speakers (when visibly damaged, painted over or tampered with)
Sprinkler heads (when visibly damaged or painted over)

** Smoke alarm is a combined smoke detector and audible alarm device, not connected to building fire alarm system. It is designed to sound an alarm within a room or a suite in which it is located upon detection of smoke within that room or suite. It should be tested by resident monthly and vacuumed by resident twice a year. Its functionality is checked during the annual service of building fire protection system, which is arranged by the Strata Corporation. If the device is found to be faulty, by the resident or by service technician, it should be replaced and the cost of it should be borne by the owner of the suite. The device is connected to the electrical system of the suite and does not require batteries.*

Ventilation:

Bathroom/shower place exhaust fans
Range hood exhaust fan including filter
Dryer booster fan including external lint traps and ducts
Air condition units
Heat recovery ventilators

Doors and windows:

Locks
Closers
Latches
Handles and hinges
Mirrors, tracks, etc.

Various finishes:

Wall paint
Hardwood floor
Carpets
Granite
Marble
Ceramic tiles
Kitchen cabinets
Closets
Vanities
Baseboards