

Winterizing Your Property

Here's a list of what you are responsible for and what your tenant is responsible to prepare your property for the colder months ahead.



Tenant's Responsibilities

- Replace furnace filters every three months.
- Keep a small pail of ice melt available for your driveways to avoid slipping.
- Remove all portable AC units.
- The thermostat should be set between 18°C-22°C at all times.
- Ensure there is proper ventilation during the winter months. Open the curtains and blinds during the day to prevent mold from forming around the windows.
- Condo Residents: Keep windows and patio doors closed during the winter months to prevent burst pipes.
- Check outdoor parking plugs to ensure they are working
- Check fire alarms and carbon monoxide detectors
- Store BBQ, lawn furniture and decor.

Landlord's Responsibilities

- Book a furnace tune-up and duct cleaning
- Clean dryer vents
- Inspect and flush the hot water tank
- Inspect the attic and gutters for **Attic Rain**, this is common in Alberta and costly to repair. Contact your maintenance manager for a routine inspection, especially after Chinooks.
- Apply caulking and weather stripping
- Insulate pipes as needed
- Wood burning fireplaces:** Book a chimney sweep, clean and check dampers, inspect chimney cap.
- Cover outdoor AC units.
- Blowout sprinkler system and clean flower beds.
- Clean debris from gutters and inspect the roof.
- Inspect your home for leaks and cracks

Need Help with Maintenance?

Our team is on call 24/7. If you need help with routine maintenance, we are here to help. Contact your property administrator for more details.