



IMPORTANT WINTER REMINDERS FOR PEKA TENANTS:

WINTERIZE YOUR HOSE-BIBS:

*"The tenant, must ensure that all garden hoses, attachments, etc are completely disconnected/removed from all exterior hose bib(s) or exterior frost-free lawn faucets **prior to cold weather.**"*

⇒ **General How To:**

1. Ensure all hoses are detached from hose-bibs exterior faucet.
2. Turn all exterior faucets to the "off" position.
3. If your residence has a separate "inside shut-off" or "isolation valve" (should be labeled somewhere in mechanical room, or possibly in your basement or crawl space). Once located, close valve.
4. Return outside and open all of the faucets to drain any remaining water in the line.
5. Close faucets.

⇒ **Please note that not all systems are the same. If you have any questions, please contact our Rental Department or a Licensed Plumber.**

REGULAR HOME INSPECTIONS:

"If the Tenant is absent from the Premises and the Premises is unoccupied for an extended period as defined under insurance policies, the Tenant is to arrange for inspection by a competent person and inform the Landlord he/she will be absent from the Premises."

⇒ **Please ask a friend or relative to check on your home regularly to ensure the heat is ON and that there are no leaks present. The heat should ALWAYS be on in the winter, and set no lower than 16 degrees Celsius.**

⇒ **PEKA has a Vacant Property Check program as well for \$20/week (one visit per week). Should you wish to set this up, please contact Brenda (brenda@peka.ca)**

PRE-WINTER YARD CLEAN UP:

"Tenant is to maintain any exterior lawns, yard space and landscaping which are a part of the leased property, unless they are being maintained by a Condominium Corporation of which the property is a part."

⇒ **Please ensure the yard and leaves are cleaned prior to snowfall. If you are unable to complete yourself, we recommend you contact a qualified landscaper.**

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SNOW REMOVAL:

“Tenant shall keep the sidewalk, entrance, driveway or parking space clean and tidy and free of objectionable material, including snow and ice as per Town of Canmore bylaws. Any fines assessed by the Town will be assessed back to the Tenant.”

⇒Town of Canmore snow clearing bylaws:

- Snow and ice must be removed down to the bare concrete within 48 hours of the last snowfall
- Snow and ice cannot be placed on Town streets, boulevards or parks
- If snow and ice are not removed within 48 hours, fines may be issued by bylaw officers, and the Town may clear it at the property owners (tenant’s) expense

WOOD BURNING CHIMNEY USE:

*“The tenant understands that **wood burning chimneys are NOT meant for heating your home.** Over-use of wood burning fireplaces is not permitted under any circumstance. Only small controlled fires are permitted with minimal use of paper and no burning of foreign objects. If you have any questions or concerns, please contact PEKA.”*

⇒ Improper use of fireplaces can cause a build-up of creosote which is highly combustible and the main cause of chimney fires. To minimize creosote:

- Burn only seasoned woods
- Do not burn trash
- Don’t allow the fire to smolder

WINDOW CONDENSATION:

Closed blinds can create a cold air gap between the blind & window. This will cause ice to form on the inside glass that melts during the day. The ice melt pooling on the window sill causes permanent damage.

⇒Please leave blinds open 4-5 inches during the day to allow air circulation.

FURNACE FILTERS:

“Tenant must change the furnace filter every 4 months (dependent on heating system).”

⇒IF YOUR FURNACE IS IN THE CRAWLSPACE: YOU ARE STILL RESPONSIBLE TO CHANGE THE FILTER.

Humidifier De-Scaling/Excess Humidity:

“Tenant will conduct routine maintenance of any humidifiers – de-scaling with CLR®, lowering settings during cold temperatures, etc. (if applicable).”

If you notice condensation on your window sills, this can be an indication that your humidifier is set too high. Wipe any excess moisture off windows and adjust lower your humidifier setting.

⇒Sometimes purchasing a new humidifier filter can be inexpensive and less time consuming than cleaning one. If you would like to request instructions on how to clean your humidifier, PEKA can send you a general guide.

If you have any questions regarding winter maintenance, please contact us by visiting www.peka.ab.ca/portal-renters

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