

Our current policy does not allow smoking in a Housing Plus property. Please take note of the following points:



Responsibility for Property Damage:

- A tenant is responsible for any damage to the property that goes beyond fair wear and tear.
- Fair wear and tear refers to the natural and gradual deterioration of the property.
- Damage includes any repairs that go beyond what can be expected from ordinary use of the property.



Smoking-Related Damage:

- Damage due to smoking in the property is not considered fair wear and tear.
- Smoking can cause significant damage, including stains, odours, and the accumulation of nicotine residue, all of which are the tenant's responsibility.



Potential Tenant Cost for Smoking-Related Damage:

When smoking has caused damage to the property, tenants will be charged for the following:

- Cleaning or replacing carpets, curtains, blinds, and other furnishings.
- Painting walls and ceilings, and bleed sealing to address smoke or nicotine odours.
- Nicotine cleaning of surfaces, including walls, floors, and ceilings.



Fire Damage Due to Smoking:

If smoking causes a fire, you may be liable for:

- Any damage caused by the fire.
- All costs related to cleaning the property due to the smoke or fire damage.

The tenancy may be ended depending on the damage caused by the fire.

Tip: Take precautions to prevent damage, including not smoking inside the property. Refer to the Ingoing Condition Report for the property's original condition.

