



Report To:	Manitoulin-Sudbury DSB Board
From:	Donna Moroso, Director of Integrated Social Services and Rhonda McCauley, Social Housing Program Supervisor
Date:	January 23, 2014
Re:	Smoke Free Social Housing Buildings – Issue Report

Report:

Purpose

To review the impact of making some/all of the DSB Social Housing buildings smoke free.

Background

Second-hand smoke in rental units is a very complex issue. There are various factors to be considered.

- Increased cost to unit turnover
- Rights versus risks
- Balancing the rights of smokers and non-smokers alike
- Discrimination and Human Rights issues
- Health and welfare of all residents

Within the housing portfolio, all common areas in apartment buildings are currently non-smoking as per current Smoke-Free Ontario Act.

It is a fact that units of tenants who smoke cost much more to turn over than units of non-smoking residents due to wall discolouration, burns, smell, and additional hours for turnover.

It should also be noted that units of smoking tenants almost always are painted at an average of \$1,000 for a one-bedroom unit. Cleaning alone often does not completely cover the odour.

Current residents have been asked to complete a survey on their thoughts regarding a smoke-free policy. Results are being compiled currently.

Objectives

It is desirable to achieve a smoke-free environment in as many buildings as possible within the Social Housing Portfolio. This can be done systematically to individual buildings on a go-forward basis as we are not looking to terminate tenancies for this purpose.

A few considerations that we need to evaluate are:

- Does the DSB go smoke free right away with all buildings?
- Does the DSB give notice to all tenants and go smoke free afterwards?
- Does the DSB grandfather the existing tenants and any new tenants would be informed of a new 'smoke free' policy?
- Does the DSB test one building to begin with?

The survey results will determine the next steps by way of analysing the demand for non-smoking buildings.

Conclusion

Staff are recommending that the Board support the development of a smoke-free policy within the Social Housing Portfolio.

Reference: [Smoke Free Ontario Act](#)
[Smoke Free Housing Ontario](#)