



Sample Warning Notice to Tenant (without a no-smoking clause in the lease)

Attach this form to the tenancy agreement

Tenant:

Suite Address:

Date(s) of occurrence(s):

Incident(s):

Please be advised that the incident(s) reported is a breach of Statutory Condition 3 of the Residential Tenancies Act and a breach of a reasonable material term of the Standard Residential Tenancy Agreement we have with each other.

We are requesting you take immediate steps to permanently correct this situation by doing the following:

Sample corrective actions:

- Stop smoking any combustible materials inside your rental unit.
- Stop smoking any combustible materials anywhere on the residential property, including your balcony, deck or patio.
- Arrange to smoke combustible materials in an area of the residential property that will ensure second hand smoke does not enter any other rental units.

Please be advised that should there be any further incident or circumstances warranting termination of tenancy, we will have no alternative but to seek termination of your tenancy.

We look forward to your cooperation in this matter.

Yours truly,

Property Management Company.