

Anyone on common property should not be subjected to unexpected hazards, which can be especially prevalent in the winter months. The majority of slip and falls occur in snowy or icy conditions, be prepared and protect yourself and others.

### PREPARE YOURSELF FOR WINTER CONDITIONS



Promote Awareness



Monitor Conditions



Be Proactive

### STEPS YOU CAN TAKE



**Hire Snow Removal Contractors** - Hiring third party contractors to take care of snow removal for you is one of the most effective ways to prevent slip and falls. Ask about what their response time is like after a snowfall and go over contracts in detail. Contracts for snow removal or winter maintenance (i.e. sanding and salting) must clearly identify the responsibilities of each party. The responsibility to start snow removal or other maintenance must be clearly understood and documented. Criteria that triggers maintenance and the responsibility for detailed record keeping should be noted in the contract.



**Maintain Snow Logs** - Stipulate that snow logs are maintained. Snow logs verify when clearing or maintenance took place (including start and completion), where it was done, what was done, weather conditions, who performed the task and any comments. Snow logs are vital if there is a slip and fall as they help prove due diligence, and not negligence.



**Have Salt on Site** - Keep pickle salt buckets on site so owners can action problem areas right away and reduce potential for injury. Make sure to place salt buckets in common areas near entrances and walkways that have the highest risk for icing over.

### YOUR LEGAL LIABILITY

The Corporation is ultimately responsible for the common areas within the property and has a duty to keep the common areas safe as per the Occupiers Liability Act. The **Occupiers Liability Act** states that the board has to take reasonable care to ensure that people are safe while on your premises (common property).

**QUESTIONS?** Connect with our team at [realestate@bflcanada.ca](mailto:realestate@bflcanada.ca)