

# Flood Risks and Basement Apartments



## Protect your Home

Basement flooding is, unfortunately, a common occurrence in Canada, and climate change is causing uncertain, unstable, and more extreme flooding conditions. If you live in or rent a home with a basement or basement apartment, it can flood.

Many types of basement flooding can be avoided if the right precautions are put in place, and there are things renters and landlords can look for to determine if an apartment is at higher risk of flooding.

## Reduce your risk of Basement Flooding

There are steps that renters and landlords can take to get flood ready and reduce the risk of basement flooding, cost of clean-up, and potential health hazards:

- Maintain the home's flood protection features at least twice per year.
- Prepare to remove any water from the basement as quickly as possible.
- Protect personal belongings in the basement.
- Talk to an insurance broker about flood insurance.
- Have an emergency plan and 72-hour emergency kit for people living in the home.



- Speak with neighbours and create a plan to support each other in an emergency, especially those who may be more vulnerable.

## Potential challenges and what you can do about them

For some of these steps, renters may rely on their landlords to make their homes more resilient. Landlords are required by law to keep their rental property in a “good state of repair” and ensure that the property “meets health, safety, housing and maintenance standards” (for more information see the **Maintenance and Repairs** brochure from Tribunals Ontario). Landlords should be informed right away if there is a problem due to flooding.

If the landlord does not address the problem in a reasonable amount of time, renters can follow up with their local government and/or the **Landlord and Tenant Board**, which resolves disputes between landlords and renters and provides information about rights and responsibilities. For more information, please visit [www.tribunalsontario.ca](http://www.tribunalsontario.ca) or call the Board at 416-645-8080 or toll-free at 1-888-332-3234.



## Resources

Get #FloodReady and join in efforts to protect your local green space. To learn about action on flooding in Durham Region, visit [FloodResilientDurham.ca](http://FloodResilientDurham.ca).

Sign up for local community groups, recreational programs or activities organized by your local municipality.

Visit the following resources for more information:

- [Tribunals Ontario - Tenant Rights](#)
- [FloodSmart Canada - Resources for Homeowners and Renters](#)
- [Intact Centre on Climate Change Adaptation - Home Flood Protection Resources](#)
- [Durham Community Climate Adaptation Plan](#)



For more information

**1-800-123-4567**

[www.durham.ca/flood-ready-durham](http://www.durham.ca/flood-ready-durham)