

Landlords

Costs for Restoring a Smoke-Damaged Apartment

As many landlords and property managers know, turnover costs can be much greater when smoking is allowed. We canvassed a number of landlords in the multi-housing sector to determine the extra costs associated with turning over a smoking unit where heavy smoking has occurred. In extreme cases, the costs can be enormous. Consider the estimated turnover costs provided by the following:

1) Rental Owners & Managers Society of BC (ROMS)

THE FINANCIAL COSTS PER UNIT		
Work	Non-smoking Unit	Smoking Unit
Preparation and painting walls and ceilings	\$250 - \$750	\$450 - \$2000
Carpet Cleaning	\$0 to \$125	\$225 to \$700 Up to \$2,500 if smoke smell and residue cannot be effectively removed
General cleaning	\$0 to \$250	\$350 to \$700
Total Turnover Costs	\$250 to \$1120	\$1025 to \$3400

2) Greater Vancouver Housing Corporation:

- Increased staff time to address complaints from non-smoking neighbours about smoke permeating through ducts, walls and balconies;
- Increased fire liability for the building; and
- Increased turnover costs, including additional costs for cleaning walls, replacing draperies as the tobacco odour remains even after cleaning, additional carpet deodorization with steam cleaning.

3) Pacifica Housing Advisory Association

Estimated restoration costs for a 3 bedroom townhouse:

- Heavy smoke damage: \$8,000 to \$10,000 (new window coverings, flooring, sealing and painting plus cleaning costs)
- Lighter smoke damage: \$3,000 (cleaning, sealing and painting)

Once the apartment is cleaned and restored, keeping it smoke-free will result in many benefits for the owner and property manager. Smoke-Free policies are legal, easy and can save you money. It's good for business and good for tenants.

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