






# Reducing the risk of backflow and flooding in rental properties:

## best practices for landlords

Categories		Tips to apply				
 Basic maintenance	Idealy clean twice a year the drains, gutters, and curbs, and after heavy rains.	Check the foundations and repair any cracks if necessary.	Inspect the exterior cladding (masonry, wood, aluminum).	Check the watertightness of skylights and rooflights.	Ensure that the land slopes away from the foundation to prevent water from accumulating.	
 Protection systems	Install and maintain a sump pump with an external bypass in addition to a backup battery.	<u>Install check valves</u> to all plumbing fixtures in the basement, plus a retaining pit and pumps.				
 Advanced preventive work	Waterproof foundation with membranes or exterior barriers.	Enhance or protect openings located 30 cm or less above the crown of the street (vents, hatches, etc.).	Install green roofs or barrels for rainwater management.	Avoid abruptly unblocking a clogged roof drain.	Pump out any water that has accumulated on flat roofs before unblocking a drain.	Contact a professional if you have any doubts or if conditions are risky.
 Communication with tenants	Use the <a href="#">CORPIQ template letter</a> to raise awareness of best practices.	Provide an emergency plan (contacts, water/electricity cut-off areas, etc.).				
 Insurance and regulations	Check the subsidies offered by the City for prevention equipment.*	Review insurance coverage annually to include flood risks.				

Note: consult a professional for more information, and also make sure to seek advice before modifying the layout of your land in order to avoid poor drainage..

\* The City of Montreal provides [subsidies](#) to assist homeowners with flood prevention measures.