



Tenant insurance covers personal liability too.

As a tenant or a condominium unit owner, you may not think insurance is a priority. In fact, you may think that because the building is covered by someone else, your personal effects aren't worth insuring. What you may not know is that a Tenant's or Condo insurance policy also includes personal liability.

The Liability section of the policy will protect you in case you are found legally responsible of having unintentionally caused bodily injury or property damage to someone else. This can happen just the same when you are on vacation, at a public meeting, or attending your child's soccer game. In fact, your coverage will follow you anywhere in the world. The policy also covers any court costs, lawyers' fees and other expenses associated with your defence.

For example, your neighbours or your landlord could sue you if a candle you left unattended caused a fire that damaged your apartment, other units or the common areas of the building. If this happened, the personal Liability section of your tenant's or condominium owner policy would protect you. You might also be responsible for a pet that has caused damage. The majority of liability claims for injury or damage caused by domestic animals deal with dogs. A dog's owner may be deemed legally liable for any injuries or damages caused by the dog. Your policy can also provide for medical payments on a voluntary basis even if you are not legally liable.

Now that you know how to protect yourself from liabilities concerning someone else, you should also think about protecting your own personal effects whether you own a condo or rent an apartment. Don't underestimate the value of your personal effects. Take a minute to look around your apartment or condominium. What would it cost to replace everything, from your toothbrush to the leather couch

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you just bought? Can you afford not to insure?

As insurance brokers, we will be asking you questions in order to help you establish the limits of protection you need.

To get started, you can develop an inventory of your possessions room by room, including the items you have in storage. To make it easier, you will find an inventory form on our web site at www.ibac.ca/inventory. It is a good idea to attach receipts, pictures or any other documents to the inventory and keep it in a safe place, preferably outside your apartment or condominium.

Q&A

Q: While on vacation in Florida, I rented a boat to go fishing. I accidentally caused a fire which damaged the boat and injured others trying to help. Am I covered?

A: Yes. Your personal liability coverage protects you when you are legally responsible for bodily injury or property damage to someone else.

Q: I left my apartment to go shopping, unaware that the water was still running in the kitchen. Upon my return my landlord said I was responsible for the damage to the apartment below and asked if I had insurance. Am I covered?

A: The liability coverage of your Tenant policy would pay for the cleanup costs, debris removal and damages to the building, and for the damaged property belonging to your neighbour.

Q: I bought a digital camera while I was on vacation overseas last month. I forgot to declare it at Customs when I returned. It was stolen. Am I covered for this loss?

A: No, this loss is not covered. Any items illegally kept or acquired, or not declared at Customs, are not covered by any policy.

Q: If my apartment was damaged by fire, restoration could take weeks. How will my policy respond?

A: Your policy does include coverage for temporary accommodations like a motel room and any other increased living expenses. Your broker will advise you of the claims process and work with the insurer to get your life back to normal as quickly as possible.

