



Renter in the Event of Wildfire

Facts and Tips

This document helps tenants and renters understand their unique insurance coverage in the event of a wildfire. Before reading this document, you should read *Understanding Your Insurance Policy – Homeowner*, to familiarize yourself with basic terms and concepts of insurance coverage.

Renter's Insurance or Tenant's Insurance
Insurance coverage to protect tenants is typically called 'renter's insurance' or 'tenant's insurance' and it will protect you and your family from normally covered losses like fire, smoke, lightning, etc.

 **MOST INSURANCE RENTER'S POLICIES WILL COVER THE PERSONAL PROPERTY OF YOU AND YOUR FAMILY, ADDITIONAL LIVING EXPENSES AND PERSONAL LIABILITY.**

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ADDITIONAL SUPPORTS

Disasters and emergencies can cause significant disruption and add stress to your life. If you experience stress reactions that make it impossible to function normally over a long period of time, seek help. One option is to contact your local health facility, or a local crisis support line. For immediate **assistance support** anywhere in Canada, **please call Crisis Services Canada** at 1-833-456-4566.



I live in a rented apartment, condo or house.

Will my landlord's insurance always cover me in the event of a wildfire?

The answer is no. This is a common misconception.

- In a disaster situation (flood, wildfire) tenants without insurance can often find themselves in need of temporary housing either because the building they were living in was destroyed or they were under an evacuation order.
- If your landlord has insurance, it will cover only the physical building and your landlord's interests, not yours.



I have renter's insurance.

What am I covered for in the event of a wildfire?

In the event of a wildfire, a renter's insurance policy usually includes 'additional living expenses' or ALE. This category in your policy is used to cover the additional costs you can incur if you are forced to evacuate your home.

- ALE will cover the cost of a hotel or motel stay, usually for a specific length of time, as well as additional costs for food and clothing above and beyond what you would normally spend.

EXAMPLE: IF YOU NORMALLY SPEND \$300 A MONTH FOR GROCERIES BUT BECAUSE OF WHERE YOU ARE STAYING (POTENTIALLY A HOTEL WITHOUT A KITCHENETTE) YOU END UP SPENDING AN ADDITIONAL \$200 FOR RESTAURANT MEALS. THAT ADDITIONAL \$200 WOULD BE COVERED BY ALE.

	NORMAL MONTHLY GROCERY EXPENSE	\$300
	MONTHLY FOOD EXPENSE WHILE STAYING AWAY FROM HOME	\$500
	YOUR COVERED ALE	\$200

Contents Replacement Costs

Most of your contents after a wildfire may be badly damaged (by smoke, water, or the fire itself) or destroyed, sometimes needing to be replaced very quickly. In most cases, your insurance company can provide you with a lump sum for your immediate, emergency needs, such as clothing, diapers, medication etc.

When you are ready to return to your home, or move into a new one, your personal property – beds, furniture, clothing – that are covered under your insurance policy can be replaced. For items that are not replaced your insurer will typically reimburse a depreciated value or Actual Cash Value (ACV).

IMPORTANT NOTE: THE ABOVE COVERAGE IS CONTINGENT ON THE AMOUNT OF COVERAGE YOU PURCHASE. IF YOUR FIRE COVERAGE HAS A LIMIT OF \$25,000 THEN THIS IS THE TOTAL AMOUNT THAT YOUR INSURANCE WOULD PAY OUT FOR CLEANUP AND CONTENTS REPLACEMENT, NO MATTER HOW MUCH YOU HAVE LOST. ASK YOUR INSURANCE REPRESENTATIVE HOW MUCH FIRE COVERAGE YOU HAVE AND DISCUSS YOUR OPTIONS.

	CONTENTS REPLACEMENT COST	\$55,000
	FLOOD COVERAGE LIMIT	\$25,000
\$	INSURANCE PAY OUT	\$25,000

Cleanup Cost – with wildfire comes smoke and water from fire fighting efforts.

Cleanup costs are also covered. Fire, smoke and water damage cleanup is time consuming and costly, largely because it has to be done fast! Mold forms very easily, so very often drywall must be torn out and carpets and floors lifted. Not only is mold smelly and unsightly, it also can be dangerous to your health.

! *Mold coverage is excluded from most homeowners, condo owners and renter's insurance policies – making it even more important to begin cleanup as soon as possible.*