

Tenant Liability from Falling Luminaires



In response to personal injury accidents that have happened in Ontario from falling base building fluorescent light fixtures, the Province of Ontario has issued an Ontario Electrical Safety Code Bulletin # 30-4-9.

This bulletin mandates that base building light fixtures should be securely fastened into the frame of the suspension T-system, in prescribed ways to prevent a fixture from dislocating from its suspension system and causing injury. Our team has clients who have experienced this, and who have consequentially faced a possible law suit.

If you are negotiating a lease – consider adding the securing of these fixtures to your landlord’s work section of the lease, to reduce your firm’s liability.