

2026 CO Alarm Regulations



Overview

Ontario is introducing major updates to **carbon monoxide (CO) safety requirements** on **January 1, 2026**, marking part of a significant shift in residential life-safety. These new rules aim to strengthen protection against CO, often called "The Silent Killer," and require **immediate action by Property Owners, Landlords, and Building Operators** to ensure their dwellings are compliant.

Summary

Regulatory Changes

The new law expands CO alarm detection beyond sleeping areas. Alarms are required in all houses, condos, apartments, townhomes, cottages, and all residential accommodations:

- **Adjacent to every sleeping area**
- **On every storey** (including levels without bedrooms)
- **Where heated by a fuel-burning appliance** (even if the appliance is outside the dwelling)
- **Multi-Apartment/Condo Corridors** (if heated by fuel-burning air)

Risk of Non-Compliance

Carbon monoxide is a colourless, odourless, and tasteless gas, making it impossible to detect without a working alarm. Inhaled, it can cause **nausea, dizziness, fatigue, and can lead to unconsciousness or death**. Failure to ensure installation and maintenance by the 2026 deadline exposes owners and corporations to **significant legal liability and penalties**.

If you suspect CO exposure, ensure you **dial 911 and leave** the building immediately. **Do not re-enter** until clearance is given by emergency personnel.

Next Steps

Landlords and Building Operators are responsible for ensuring working alarms are installed and maintained in rental units. Tenants must report issues.

- **Audit Properties:** Check your current alarm setup to identify which floors and units now require additional alarms.
- **Purchase Certified Alarms:** Ensure all new alarms meet approved safety standards (e.g., CSA or ULC certified); both standalone CO and combination smoke/CO devices are acceptable.
- **Plan Installation:** Install all required units before the January 1, 2026, deadline.
- **Schedule Annual Service:** Ensure all fuel-burning appliances are inspected annually by a qualified technician.