

The Oakville, Milton and District Real Estate Board

OPEN HOUSE RECOMMENDATIONS AND BEST PRACTICES During Stage 3 Reopening



OVERVIEW

- As of July 24, 2020, the Region of Halton has officially entered Stage 3 of their COVID-19 Reopening Plan. As such, OMDREB Members and other REALTORS® across the GTA are directly affected by this Stage 3 implementation - specifically with the ban on public open houses being lifted.
- However, **the Government of Ontario has not ended the State of Emergency** in the province. With this in mind, it is important to remember that as REALTORS®, we are trusted professionals within our community - **and we need to continue to put health and safety first. Therefore, the Board strongly recommends that virtual open houses still be the preferred choice at this time.**



RECOMMENDATIONS

- Maintain the best interests of your clients, especially their health and safety. Advise them that there are alternative methods available such as virtual tours and/or Live Streams that can be used to market their home. **Have your client review your Brokerage's COVID-19 risk mitigation document.**
- Continue to work remotely as much as possible to limit contact with others, including using digital tools such as AuthentiSign (FREE for OMDREB Members) for creating and signing documents.
- You may hear concerns from others in the neighbourhood if you choose to host public open houses. Be prepared to respond to concerns in a professional manner. **Remember: your actions can influence the public's perception of the entire real estate profession.**
- Continue to use the "Virtual Open House" option on Matrix. **As a precaution at this time, the Board will not reactivate the Public Open House feature from the MLS system to REALTOR.ca under the current Provincial State of Emergency.** The Board of Directors will re-evaluate this decision on a continual basis.
- **Check with your Brokerage regarding any special requirements it may have put in place.**



OPEN HOUSE BEST PRACTICES

- **Discuss the risks of hosting a public open house with your Seller.**
Document your conversation.
- **Leverage technology to limit in-person interactions whenever possible.**
Use your professional judgement when it comes to whether or not a public open house is absolutely necessary.
- If a public open house must proceed, **PPE is MANDATORY FOR EVERYONE.**
Halton has a mandatory mask policy for enclosed public spaces.
REALTORS® should have a supply of personal protective equipment readily available for themselves, their clients, and guests. **PPE products are available to purchase from OMDREB's MyStore** (See last page).
- Limit the number of people allowed in the home at one time.
- **Require all guests to sign in using a COVID-19 assessment form** (See CREA form below), sanitize their hands, and wear a mask.
- Outline clear directions for people to follow while viewing the home in order to allow for and maintain social distancing measures. **Various signage is available to purchase from OMDREB's MyStore** (See last page).
- **If anyone - you, your clients, or a guest - is displaying any symptom(s) of COVID-19, you must halt the open house immediately and refuse entry to anyone who is trying to attend.**
- Consider what cleaning protocols you may need to do before, during, and after the open house and whether you will need extra time to ensure it is done.
- **Stay informed about the local outbreak situation.** If COVID-19 cases are on the rise, do not put the public in danger by hosting an open house, and opt for virtual methods instead until it is safe to resume in-person interactions.



TAKE EVERYDAY PREVENTATIVE ACTION

- Wash your hands frequently.
- Avoid touching your eyes, nose and mouth.
- Let anyone who is sick or have underlying issues stay at home and away from public spaces.
- Cover your cough or sneeze with a tissue then throw the tissue in the trash
- Clean and disinfect frequently touched objects and surfaces
- Avoid sharing personal items



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OMDREB MYSTORE'S FEATURED REALTOR® PRODUCTS



NEW "VIRTUAL OPEN HOUSE" RIDER WITH GROMMETS



NEW "COMING SOON" RIDER WITH GROMMETS

ATTENTION

ALL VISITORS

- MASK REQUIRED FOR ENTRY
- PLEASE USE HAND SANITIZER PRIOR TO ENTERING

Thank You

NEW COVID SAFETY SIGN

REALTOR® PPE KITS



Posters for employers and employees



Clean regularly touched items



Clean work surfaces often



Stay 2 metres apart while working in an open house



Open doors and windows to let in more fresh air



Prevent the spread of infections



Protect yourself



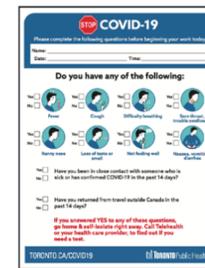
Why should I wear a cloth mask?



How should I wear a cloth mask?



Entrance screening



Staff screening

[CLICK HERE TO DOWNLOAD & PRINT](#)



SELLER'S (i.e. listing) BROKER (or representative thereof):

Coronavirus Statement and Consent

Based on my (the undersigned's) actual knowledge, personal awareness and belief, the undersigned hereby states that he/she:

Does not currently have any symptoms associated with COVID-19.

Has not been exposed to anyone with symptoms associated with COVID-19 within the last 14 days.

Has not travelled outside of Canada within the last 14 days.

I consent to the collection, use and disclosure of the foregoing information solely for the purpose of:

(a) determining whether to permit the viewing of a property for sale or rent; or (b) informing my broker (or representative) or, where I am not represented, the undersigned directly, about any coronavirus-related developments in connection with the property that I wish to view.

I understand:

- Any affirmative answer may result in my inability to view a property for sale or rent.
- This information will not be disclosed to anyone other than the seller and/or the seller's or the buyer's broker (or representative thereof) unless with my consent or as permitted or required by law.
- The seller's broker (or representative thereof) may contact my broker (or representative thereof) or the undersigned directly, where I am not represented, for the purpose of informing me in the event any person living in the viewed property is determined to have been exposed to COVID-19.
- If I am diagnosed with COVID-19 within 14 days of my viewing of the property for sale or rent, I shall immediately contact my broker (or representative thereof) to advise them and that they may inform the seller's broker (or representative thereof) and/or the seller of such diagnosis. Where I am not represented I shall inform the seller's broker (or representative thereof) or seller directly.

SIGNED: _____

NAME: _____

DATE: _____

PHONE NUMBER: _____

EMAIL ADDRESS: _____

BUYER'S BROKER (or representative thereof):

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