



CHIPMAN HILL SUITES

100% Smoke-Free Since 1996

Chipman Hill Suites, “Your home away from home,” offers a different kind of accommodation in Saint John, New Brunswick. Spread out in 13 beautiful historic buildings in the city centre with a total of 121 unique suites, Chipman Hill suites are available as both short-term (30 days or less) temporary guest accommodations as well as longer term rentals. Short-term visitors check-in as guests, whereas longer term visitors sign a lease and become tenants under the jurisdiction of the *Residential Tenancies Act*. At present, approximately 70% of the suites are occupied by longer term tenants.

The suites are fully furnished and have all the amenities of home including fully-equipped kitchens or kitchenettes, wireless high speed internet access, cable TV, etc. In addition, each building has laundry facilities on site. Very importantly, all suites and buildings are 100% smoke-free. This amenity is highlighted on the home page of the company’s website, and additional online information about the suites states:

"Chipman Hill Suites offers a non-smoking environment. It is strictly forbidden to smoke inside our buildings. For those who wish to smoke, we ask you to do it outside the premises, or on porches, decks and patios, keeping a reasonable distance from the entrances, taking careful note that nearby doors and windows are closed."

The owners of Chipman Hill Suites have been in the apartment business since 1988 and have always tried to maintain smoke-free properties. They know firsthand the damage that smoking can do—tar stains on walls and ceilings, burn marks in hardwood floors and counter tops and the smell of second-hand smoke that permeates furnishings, draperies, carpets and bed linens. However, it wasn’t until 1996, after much time and energy had been spent extensively renovating one of the company’s historic buildings, that the decision was made to formally include a no-smoking policy directly into the lease and rental agreement.

The company’s no-smoking policy is attached to check-in information, and guests are advised that a \$500 cleaning fee will be charged to their credit card if they are found to be in violation of the policy. In addition, all suites have non-smoking signage in them. Outdoor ashtrays are positioned at entrances to all properties, and the company employs someone to sweep up butts daily to keep the properties clean and attractive.



The owners of Chipman Hill Suites report that they have very high compliance with their no-smoking policy. For the handful of times per year when they do have a violation, a letter reminding the guest of their policy and the \$500 cleaning charge is all that is needed.

The 100% smoke-free status of Chipman Hill Suites is considered a top amenity by the owners and guests alike, and many people seek them out specifically for this reason.

Congratulations to Chipman Hill Suites for 14 years of 100% smoke-free accommodations.

For more information:

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