



# Rented Condo Pak A or Rented Condo Pak I converts to a Rented Condominium Unit Owners Standard policy

If you previously had a **Rented Condo Pak A** or **Rented Condo Pak I** policy, you'll switch to a Rented Condominium Unit Owners Standard policy when your policy renews.

A Standard policy provides “named perils” coverage. A peril is a situation that results in property damage, like a fire or hailstorm. “Named perils” means you have coverage only for the perils listed on your policy. Note that this form provides less coverage than your previous policy.

## Changes related to named perils

A “peril” is a situation that causes property damage.

### Changes related to perils from Rented Condo Pak A to Rented Condominium Unit Owners Standard

Old Rented Condo Pak A Policy	New Rented Condominium Unit Owners Standard Policy	Change?	Impact to Coverage
Fire or Lightning	Fire or Lightning	No change	Neutral
Explosion or Implosion	Explosion	Name change	Neutral
Smoke	Smoke	No change	Neutral
Falling Objects	Falling Object	No change	Neutral
Impact by Aircraft, Spacecraft or Land Vehicles	Impact by Aircraft, Spacecraft or Land Vehicle	No change	Neutral
Riot	Riot	No change	Neutral
Vandalism or Malicious Acts	Vandalism or Malicious Acts	No change	Neutral

Water Escape and Rupture	Water Damage	Name change	Neutral
Windstorm or Hail	Windstorm or Hail	No change	Neutral
N/A	Glass Breakage	You are now covered for this peril	Increase – you now have coverage for glass breakage.
N/A	Transportation	You are now covered for this peril.	Increase – you now have coverage for your property when it's in transit from one location to another.
N/A	Theft, including Damage Caused by Attempted Theft	You are now covered for this peril.	Increase – you now have coverage for theft and damage caused by attempted theft.
Electricity	Electricity	No change	Neutral
Collapse	Collapse, including Weight of Ice, Snow or Sleet	Name change; previously, this was an Additional Coverage. Now, it's a peril.	Neutral
N/A	Escape of Fuel Oil	New Peril	Increase

**Changes related to perils from Rented Condo Pak I to Rented Condominium Unit Owners Standard**

<b>Old Rented Condo Pak I Policy</b>	<b>New Rented Condominium Unit Owners Standard Policy</b>	<b>Change?</b>	<b>Impact to Coverage</b>
Fire or Lightning	Fire or Lightning	No change	Neutral
Explosion or Implosion	Explosion	Name change	Neutral
Smoke	Smoke	No change	Neutral
Falling Objects	Falling Object	No change	Neutral
Impact by Aircraft, Spacecraft or Land Vehicles	Impact by Aircraft, Spacecraft or Land Vehicle	No change	Neutral
Riot	Riot	No change	Neutral
Vandalism or Malicious Acts	Vandalism or Malicious Acts	No change	Neutral
Water Escape and Rupture	Water Damage	Name change	Neutral
Windstorm or Hail	Windstorm or Hail	No change	Neutral
Glass Breakage	Glass Breakage	No change	Neutral
Transportation	Transportation	No change	Neutral
Theft, including Damage Caused by Attempted Theft	Theft, including Damage Caused by Attempted Theft	No change	Neutral

Electricity	Electricity	No change	Neutral
Collapse	Collapse, including Weight of Ice, Snow or Sleet	No change	Neutral – this peril definition has been clarified.
Escape of Fuel Oil (BC & ON only)	Escape of Fuel Oil (national)	This is a new named peril for AB, MB and SK	BC, ON: Neutral AB, MB, SK: Increase in coverage

### Changes related to coverage levels

Shows the difference between your previous and new coverage limits.

Coverage	Old Limit	New Limit	Impact to Coverage Level
Coverage C - Personal Property	Base Amount	Base Amount	Neutral
Coverage D - Fair Rental Value and Prohibited Access	200% of Coverage C	50% of Coverage C	Decrease – limit reduced
Coverage E - Premises Liability	\$1 million	\$1 million	Neutral
Coverage F - Voluntary Medical Payments	\$5,000	\$5,000	Neutral
Coverage G - Voluntary Payment for Damage to Property	\$5,000	SK: \$5,000 BC, AB, MB, ON: \$1,000	SK: Neutral BC, AB, MB, ON: You now have less coverage for unintentional damage you cause to another person's property, even

			if you aren't legally liable.
Condominium Protection (Single Limit of Insurance) <ul style="list-style-type: none"> <li>• Unit Improvement and Betterments</li> <li>• Unit Additional Protection</li> <li>• Loss Assessment</li> </ul>	Single Limit 1400% of Coverage C	\$250,000 Single Limit	Decrease
Condominium Deductible Coverage	\$50,000	\$50,000	Neutral

### Changes related to base policy wordings

Wording change	Explanation of change	Impact to coverage
<b>Section I – Property Coverages</b>		
The definition of insured does not include students or relative in a care or nursing home.	Previously, coverage for personal property would have been included.	Decrease
<b>Coverage C – Personal Property</b>		
Personal Property (Coverage C) is limited to property owned by you while on your premises.	Previously, coverage extended to property temporarily away from premises and included personal property of others while in your possession.	Decrease
Coverage for your personal property while moving to another home is no longer covered.	This coverage is not available under a Rented Condominium form.	Decrease

Coverage for Outdoor Trees, Shrubs, Plants and Lawns has been removed.	This coverage is not available under a Rented Condominium form.	Decrease
Change of Temperature coverage is now restricted to the unit.	Previously this coverage applied to garages and outbuildings reserved for your exclusive use.	Decrease
<b>Special Limits of Insurance</b>		
Special Limits of Insurance has been removed for personal property under a Rented Condominium form.	This has been removed.	Increase
<b>Coverage D – Fair Rental Value and Prohibited Access</b>		
Increased Living Expenses, also known as Additional Living Expenses in ON (coverage for any increases in living expenses you may incur if your unit is damaged by an insured peril, and you need to move out temporarily) is no longer covered.	This coverage is not available under a Rented Condominium form.	Decrease
When a civil authority prohibits access to your premises, Additional Living Expenses and Fair Rental Value will be covered for a period of up to 30 days.	The previous limit was two weeks if the prohibited access was due to damage to your premises or a neighbouring premises.	Increase
<b>Condominium Protection</b>		
If the collectively owned condominium property is not insured in the Condominium	Previously, Loss Assessment and Unit Additional Protection	Decrease

Corporation policy to 100% of the replacement value prior to the loss, the most we will pay under Loss Assessment and Unit Additional Protection is \$100,000.	provided a limit based on the value of your personal property (Coverage C) amount.	
Coverage for assessment of Condominium Corporation policy deductible has been moved under Condominium Deductible Coverage.	Previously, this was provided under Contingent Coverage.	Decrease
<b>Additional Coverages</b>		
Automatic Residence Coverage (coverage for when you purchase a new condominium unit in Canada to replace your current) is no longer covered.	This coverage is not available under a Rented Condominium form.	Decrease
Credit or Debit Cards, Forgery and Counterfeit Money Coverage is no longer covered.	This coverage is not available under a Rented Condominium form.	Decrease
Debris Removal includes an additional 5% where the loss, including debris removal, is greater than the amount of insurance available.	Previous coverage did not offer an additional 5%	Increase
Debris Removal no longer includes the removal of property of others from your premises.	Only the removal of your insured property is covered.	Decrease
Fire department charges of \$20,000 is now automatically included for each location on every policy.	Previously, fire department charges were only available as an optional coverage in SK, and ON and MB only have \$10,000	Increase

	automatically included. In all provinces, this coverage only applied at the policy level, not per location.	
We will now cover fire department charges when a fire department attends your premises to save or protect property from any insured peril.	Previously, only allowed the peril of fire was covered.	Increase
Emergency Entry Property Damage (coverage for when emergency services forcibly enter your home to save or preserve life) has been removed.	Aligning to insurance industry standards, we no longer offer this additional coverage.	Decrease
Estate Coverage (when your unit becomes vacant or unoccupied due to the death of an insured) is no longer covered.	This coverage is not available under a Rented Condominium form.	Decrease
Freezer Foods (coverage for loss or damage to food contained in a refrigerator or freezer on your premises due to electrical or mechanical breakdown) is no longer covered.	This coverage is not available under a Rented Condominium form.	Decrease
Identity Theft (coverage for costs associated with the restoration of your identity) is no longer covered.	This coverage is not available under a Rented Condominium form.	Decrease
Inflation Protection (increasing the amount of insurance by a pre-defined inflation factor in the event of a loss) now applies to Loss of Use (Coverage D)	Previously, this only applied to Coverage C.	Increase

<p>Lock Repair or Replacement (coverage to replace or rekey locks on your unit if your keys are stolen up to a limit of \$1,000) is no longer covered.</p>	<p>This coverage is not available under a Rented Condominium form.</p>	<p>Decrease</p>
<p>Mortgage Rate Protector (coverage to pay the difference between the old and new rates on the balance of your outstanding mortgage if your mortgage is called in after a total loss to your unit for which you are covered) is no longer covered.</p>	<p>This coverage is not available under a Rented Condominium form.</p>	<p>Decrease</p>
<p>Property Protection Coverage (coverage for property that is damaged while protecting your dwelling, detached private structures and personal property from a loss) has been removed.</p>	<p>Aligning to insurance industry standards, we no longer offer this additional coverage.</p>	<p>Decrease</p>
<p>Property Removed (coverage for if you have to remove insured property from your premises to protect it from an insured loss) has been added.</p>	<p>New coverage</p>	<p>Increase</p>
<p>Reward Coverage (providing a cash reward for information that leads to a conviction in connection with an insured loss) now includes convictions for arson, robbery or burglary, but convictions for fraud are no longer included.</p>	<p>Previously, only coverage for arson and fraud were included.</p>	<p>Increase (robbery, burglary) Decrease (fraud)</p>
<p><b>Exclusions</b></p>		

Property illegally stored, transported or subject to forfeiture is now excluded.	This is in addition to property illegally acquired, used, kept, or imported, which was already excluded under the previous wordings.	Decrease
Books of account, and other documents that establish ownership or the right to claim a benefit, are no longer excluded.	The exclusion for evidence of debt or title remains.	Increase
Cryptocurrencies are now excluded.	This is a new exclusion.	Decrease
A new exclusion has been added for scratching, abrasion, chipping or marring of any property.	This is a new exclusion.	Decrease
A new exclusion has been added for damage caused by wear and tear, deterioration, defect, inherent vice, or mechanical breakdown.	This is a new exclusion.	Decrease
Innocent parties to an intentional or criminal act are now eligible for coverage proportional to their interest in the insured property.	Previously, innocent parties to criminal or intentional acts were not eligible for coverage.	Increase
Damage caused by animals owned by you or in your care, custody or control is excluded.	Previously, coverage was included for damage caused by household pets.	Decrease

Loss or damage caused by dirt blown onto the premises is no longer excluded.	We're aligning to insurance industry standards.	Increase
<b>Basis of Settlement</b>		
We will only pay Actual Cash Value for items where their age or history substantially contributes to their value, such as memorabilia, souvenirs, and collectors items.	This is a new basis of settlement.	Decrease
The Obsolescence clause, stating we will not pay for increased costs when materials or parts become unavailable, obsolete or outdated, has been removed.	The clause has become outdated and is covered off by other exclusions and limitations.	Neutral
Parts (stating that we will not pay more than the insured value of a part that has been lost or damaged) has been newly added.	New. This limitation helps replace the Obsolescence clause.	Neutral

## Changes related to liability

If your primary residence is insured with SGI CANADA, coverage for your unintentional actions anywhere in the world will extend from the personal liability associated with that location. If your primary residence is not insured with SGI CANADA, only premises liability is available to you.

If **premises liability** is shown on your policy declaration page, this section applies to you:

Wording/coverage change	Explanation of change	Impact to coverage
The definition of premises has been revised to mean the land contained	You now only have coverage for damages resulting from	Decrease

<p>within the lot lines where the dwelling (condo) is situated. This is applicable to all locations listed on the policy that are not your primary residence.</p>	<p>your ownership, use or occupancy of a property at the specific location(s) listed on your policy.</p>	
<p>The definition of premises for rented condominiums has been revised to mean your unit, and includes garages, outbuildings and private approaches reserved for your use or occupancy only.</p>	<p>You now only have coverage for damages resulting from your ownership, use or occupancy of a property at a specific location listed on your policy.</p>	<p>Decrease</p>
<p>Liability coverage for your personal actions anywhere in the world has been removed.</p>	<p>You no longer have coverage for your unintentional actions that cause injury to another person, or damage to another person's property anywhere in the world.</p>	<p>Decrease</p>
<p>Unintentional property damage to premises owned by others, or their contents, which you are using, renting or have in your custody or control has been removed.</p>	<p>You no longer have coverage for your unintentional actions that cause damage to another person's property anywhere in the world.</p>	<p>Decrease</p>
<p>Under Coverage F – Voluntary Medical Payments, coverage for unintentional personal actions that cause injury to another person anywhere in the world has been removed.</p>	<p>Previously, you would have been covered for your personal actions anywhere in the world.</p> <p>You now only have coverage if another person is unintentionally or accidentally injured on your premises only.</p>	<p>Decrease</p>

<p>Under Coverage G – Voluntary Payment for Damage to Property, coverage for unintentional direct damage to property anywhere in the world has been removed.</p>	<p>Previously, you would have been covered for your personal actions anywhere in the world.</p> <p>You now only have coverage for unintentional direct damage you cause to property of others while that property is on your premises only.</p>	<p>Decrease</p>
<p>Premises liability coverage for watercraft and motorized vehicles you do not own has been removed.</p>	<p>Previously, you would have been covered for your use or operation of watercraft and motorized vehicles you do not own.</p> <p>You now only have coverage for the use or operation of watercraft and motorized vehicles that you own.</p>	<p>Decrease</p>
<p>Watercraft and motorized vehicles you own are now subject to territorial limits for premises liability coverage.</p>	<p>You are covered only for incidents occurring in Canada, the United States of America and on a vessel travelling between the ports of those countries.</p>	<p>Decrease</p>
<p>Premises liability coverage for trailers is excluded.</p>	<p>Previously, you would have been covered for liability claims arising out of your ownership, use or operation of any trailer or its equipment unless it was attached to, carried on or being towed by a motorized vehicle subject to motor vehicle registration.</p>	<p>Decrease</p>

Premises liability coverage for business and business property is excluded.	Previously, you would have been covered for certain business pursuits and use of the premises.	Decrease
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### Wording and coverage changes – optional coverage endorsements

Wording/Coverage Change	Explanation of Change	Impact to Coverage Level
<b>By-Laws Coverage</b>		
We no longer require the building to have been compliant with existing by-laws at the time of construction or alteration.	Requirement removed to align with insurance industry standards.	Increase
<b>Fire Department Charges</b>		
Fire department charges must now be purchased for each location on the policy.	Previously, coverage applied across the entire policy, not by location.	Decrease
We will now cover fire department charges when a fire department attends your premises to save or protect property from any insured peril.	Previously, only the peril of fire was covered.	Increase

### Wording and coverage changes – scheduled coverage endorsements

Wording/Coverage Change	Explanation of Change	Impact to Coverage Level
<b>Liability Extensions</b>		
The \$500,000 limit for all liability extensions excluding jet propulsion, passenger hazard and all-terrain vehicles and has been discontinued.	If you are impacted by this change, your limit has increased to the next available amount. Please review your policy to see your new liability extension limit.	Increase
<b>Motorized Vehicles (all-terrain vehicles, golf carts, tractors, skid steers, motorized wheelchairs and motorized scooters)</b>		
Comprehensive coverage is now the only coverage level available for these items.	If you had Cover Code A or Cover Code B previously, you will see an increase in coverage.	Increase
<p>\$0 deductibles are no longer available for:</p> <ul style="list-style-type: none"> <li>• garden tractors in MB</li> <li>• golf carts in AB, BC and SK</li> <li>• motorized wheelchairs and scooters in AB and SK</li> </ul>	If you are impacted by this change, your deductible has increased to the next available limit. Please review your policy to see your new deductible limit.	Decrease
Liability for personal use skid steers and utility tractors used on premises only now extends from this endorsement.	Previously, liability extended from Section II liability.	Neutral
<b>Additional Personal Property and Additional Buildings and Structures</b>		
Deductible limits of \$750 and \$7,500 are no longer available.	If you're impacted by this change, your deductible has decreased to the next lowest limit. Please review	Increase

	your policy to see your new deductible limit.	
Cover Code B has been discontinued and replaced with Comprehensive Coverage.	If you had Cover Code B previously, you will see an increase in coverage.	Increase
Replacement cost coverage is now the default basis of settlement for these items.	If you had a General Dwelling plan previously, actual cash value is no longer your default basis of settlement.	Increase
These items are no longer eligible for optional coverage add-ons.	If you had optional coverages associated with your scheduled personal property or buildings, those coverages have been removed.	Decrease
<b>Scheduled Personal Articles (personal articles such as bikes and e-bikes, computers, hearing aids, jewellery, musical instruments, professional tools and sports cards)</b>		
Comprehensive coverage is now the only coverage level available for these items.	If you had Cover Code A or Cover Code B previously, you will see an increase in coverage.	Increase
The \$5,000 deductible option is no longer available.	If you're impacted by this change, your deductible has decreased to the next lowest limit. Please review your policy to see your new deductible limit.	Increase
<b>Travel Trailers</b>		
Comprehensive coverage is now the only coverage level available for these items.	If you had Cover Code A or Cover Code B previously, you will see an increase in coverage.	Increase
In BC, \$2,500 worth of coverage for Automatic Acquisitions (coverage for	If you live in BC you will see a decrease in coverage. These	BC: Decrease

<p>damage to a newly acquired unit) and 20% for Loss of Use (coverage for the rental for a replacement unit if your unit is damaged) have been discontinued.</p>	<p>coverages are not available outside of BC.</p>	
<p><b>Watercraft</b></p>		
<p>Comprehensive coverage is now the only coverage level available for these items.</p>	<p>If you had Cover Code A or Cover Code B previously, you will see an increase in coverage.</p>	<p>Increase</p>