OTTAWA ABATEMENT

Mould Remediation

Containment, removal of damaged materials, drying, fixing the moisture source, and what a post-remediation check shows

4 Expert Answers from Abatement IQ

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Q1

Is mould remediation regulated in Ontario?

In our search of Ontario law we found no statute or regulation that governs mould remediation, licenses mould remediators, or sets indoor mould limits. With no licence to check, the quality of the work depends on what is written into the contract.

Health Canada does give homeowners a practical size guide. A small area is one to three patches, each less than one square metre. A medium area is more than three patches, or patches greater than one square metre but less than three square metres. An extensive area is a single patch larger than three square metres. Health Canada says you can generally clean small and medium sized areas yourself, and recommends getting professional help with extensive mould growth.

Because we found no regulation that sets a standard for professional remediation, the written scope of work carries most of the weight. Before anyone starts, the contract should describe exactly which areas will be treated, how the moisture source will be addressed, and what a completed job looks like. Fixing the moisture source is not optional: mould returns if the water problem stays. After the work, a post-remediation check should confirm the written scope was completed, the moisture source was repaired, and no visible mould remains.

One thing worth raising before any wall, ceiling or floor is opened in a home built before 1990: Health Canada lists drywall and floor and ceiling tiles among older building materials that may contain asbestos, and Ontario's guide lists textured paints and coatings. If the remediation involves cutting or removing any of those materials, have them tested before the work begins. A pre-renovation inspection with asbestos testing runs roughly $250 to $1,300 depending on the size of the building and the number of samples, based on published Ontario contractor prices read in September 2026.

The written contract, the agreed scope and any post-remediation report are the records to file once the job is done.

Q2

What should an Ottawa mould remediation scope of work say?

A written scope of work is the main protection a homeowner has when hiring a mould remediator, because we found no Ontario statute or regulation that licenses mould remediators or sets indoor mould limits. What the document says is what you can hold the contractor to.

What the scope should cover

The scope should describe, in plain language, every item below before you sign anything:

- The affected area: Room, surface and approximate size, using Health Canada's size bands: small is one to three patches each less than one square metre, medium is more than three patches or patches greater than one square metre but less than three square metres, and extensive is a patch larger than three square metres. The size band matters because Health Canada says you can generally clean small and medium areas yourself, and recommends professional help for extensive growth.
- The moisture source and how it will be fixed: Remediation without fixing the source is not remediation. The scope should name the repair, who does it and when, because mould returns if moisture does.
- The method and containment: What surfaces will be cleaned or removed, how the work area will be contained, and how dust and debris will be handled. No Ontario regulation prescribes a method, so the written scope is the only place these commitments exist.
- What "done" looks like: The scope should define completion as: the written work is finished, the moisture source is repaired, and no visible mould remains on the treated surfaces. We found no Health Canada or Ontario standard that adds to this.
- Debris disposal: Where mould debris goes. We found no Ottawa rule specific to mould waste, so ask the contractor to state the disposal site in writing.
- The asbestos question: If the building was constructed before 1990, any step that cuts or removes drywall, plaster, ceiling texture or flooring may disturb asbestos-containing material. The scope should say whether suspect materials were identified, whether bulk sampling was done before work starts, and what happens if suspect material is found during the job. Ontario's O. Reg. 278/05 governs that work; the Type of operation, and whether a Ministry of Labour inspector notice is required, depends on the friability of the material and the area disturbed, assessed on site.
- WSIB clearance: Anyone can search a contractor's current WSIB clearance online before work starts. A clearance is valid for up to 90 days.
- Payment terms: Under the Consumer Protection Act, 2002, an agreement signed at your home is a direct agreement; if the total potential payment exceeds $50 it must be in writing, and you may cancel without reason within 10 days of receiving the written copy. The rules are due to change under the Consumer Protection Act, 2023, so check the current version. The Construction Act generally requires a 10 per cent holdback; get advice for your situation.

Comparing two written quotes? Check exactly what each one says about the moisture repair, the definition of completion, and what happens if asbestos-containing material turns up once the walls are open, because those three items are where two quotes for the same job can differ.

Q3

Did my Ottawa mould company remove enough material, how can I tell?

The clearest way to judge whether enough material was removed is to compare what the contractor took out against Health Canada's size bands, and then look at whether the moisture source that fed the mould was fixed.

Health Canada defines the bands this way. A small area is one to three patches, each less than one square metre. A medium area is more than three patches, or patches larger than one square metre but less than three square metres. An extensive area is a single patch larger than three square metres. Health Canada says you can generally clean small and medium areas yourself, and recommends that a qualified professional assess and clean up large areas, meaning a single patch over three square metres.

What to check now

Walk the remediated area and look for these things:

- Visible mould remaining on any surface, including behind baseboards, inside cavities or on framing that was exposed during the work
- Soft, damp or discoloured drywall, wood or insulation that was left in place
- Whether the moisture source, a leak, condensation, a plumbing fault, has actually been repaired, because mould returns if it has not been

If the contractor removed drywall, plaster or ceiling texture in a home built before 1990, one more question matters before you do anything else in that area. Those materials can contain asbestos, and cutting or removing them can disturb it. We found no Ontario rule that requires a clearance air test after mould remediation the way O. Reg. 278/05 requires one after Type 3 asbestos work, but you can ask any contractor to include an air test in their quote if you want independent confirmation.
On the asbestos point: if suspect material was disturbed during the mould work and you are not certain it was tested beforehand, stop any further work in that area and do not disturb it further. Health Canada advises hiring a professional to test before resuming, and a qualified asbestos removal specialist if asbestos is found.

If you want a second opinion on the scope of the remediation, you can use the request form on this page to reach abatement contractors listed in the Ottawa Construction Network directory.

Q4

Does dry ice blasting remove attic mould in Ottawa homes?

Dry ice blasting is a method some contractors offer for attic mould, but the method itself is not what determines whether the job is done properly. What matters is whether the moisture source is fixed, whether all visible mould is removed, and whether the written scope covers both.

Health Canada sizes mould by area. Small is one to three patches, each less than 1 square metre; medium is more than three patches, or patches greater than 1 square metre but less than 3 square metres; extensive is a patch larger than 3 square metres. Health Canada says you can generally clean small and medium areas yourself, and recommends professional help for extensive mould growth.

Any method that blasts, brushes or sands a surface disturbs what is on it. In an older Ottawa attic, the insulation (including any vermiculite) may contain asbestos: Health Canada lists insulation among older building materials that may contain it and says vermiculite-based insulation may contain asbestos, and Ontario's guide notes that asbestos was widely used in sprayed-on material and pipe and boiler insulation until 1973, with many other materials continuing into the mid-1980s. Before any work that cuts, scrapes or disturbs those surfaces, have the materials tested. If asbestos is found, the contractor assesses friability and the area to be disturbed on site, which determines the Type under O. Reg. 278/05, and what the contractor must do by law changes significantly depending on that Type. Do not disturb suspect material further before testing is done.

We found no Ontario rule that licenses or regulates mould remediation companies as such, and no industry mould guideline has the force of law. What a fair quote should include is a description of the method, the scope of surfaces to be treated, confirmation that the moisture source will be identified and addressed, and a post-remediation check confirming no visible mould remains. Ask whether the contractor will also inspect for the source of the moisture intrusion, because dry ice blasting or any other cleaning method applied without fixing the source will not prevent recurrence.

We found too few published Ottawa prices for mould remediation to quote a range, so compare written quotes on the same scope.

After the job is finished, keep the written contract and scope, any post-remediation report the contractor provides, and documentation confirming the moisture source was repaired. Keep them together. Contractors listed in the Ottawa Construction Network directory can be reached through the request form on this page and reply by email.

Disclaimer: This guide is provided for informational purposes only by Ottawa Abatement. It does not constitute professional advice. Always consult qualified contractors and your local building authority (the City of Ottawa or your own municipality) before starting any asbestos, mould or lead paint project. Asbestos work in Ontario is governed by O. Reg. 278/05. Information is

current as of November 15, 2026 and may change. Visit **ottawaabatement.com** for the latest answers.