

# The OC Link

*Off-Campus Living News for Fanshawe College Students*

November 2012

## **TENANCY RIGHTS: LEASE TERMINATION**

By: Lauren

Don't succumb to the unneeded pressure during this stressful season. If you are covered under the RTA (the Residential Tenancies Act is Ontario rental law) you do not have to sign a new lease or renew your lease if you want to stay in the same rental unit. How do you know if you're covered by RTA? If you do not share a bathroom and/or kitchen with the landlord or any member of their immediate family, you are covered.

You will automatically become a month-to-month tenant once your current lease comes to an end as long as you have not given written termination. If you do plan to vacate your current rental unit, you must give your landlord 60 days written notice to terminate your tenancy at the end of the original lease term.

## **OVER THE HOLIDAY HOME CARE**

By: Kamal

It is definitely a lot colder outside, which means soon enough, it will also be snowing! While snow can mean the start of fun winter activities, it can also be a hazard to others when it covers walkways.

Be sure to clear snow off your front walkway so visitors and postal delivery workers do not slip and hurt themselves. As well, be sure to make arrangements for snow removal while away on December break. There is no bigger indicator that no one is home than an absence of footprints for a week after snowfall.

Clarify who is responsible for snow removal with your landlord. Tenants are responsible for shoveling the front walkway and driveway if their lease doesn't indicate otherwise. However, if you live in an apartment or house with two units or more, the landlord would be responsible to clear off the snow for any communal outdoor areas.

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## **HOLIDAY FIRE SAFETY**

By: Kamal

As the holiday season is approaching, check out some of these tips to make sure you're staying fire safe this time of year.

If you decide to put up Christmas lights, make sure they are CSA approved and check for cracked or frayed cords.

When buying your Christmas tree, make sure it is made from non-flammable material. If you decide to go all out and get a real tree, keep it away from heat sources to prevent the tree from drying out, as a dried tree is more susceptible to fire!

Candles are also popular this time of year so if you decide to light a few be sure they are not close to anything flammable and never leave them unattended.

With the colder weather outside, if you decide to keep warm with a space heater/fan, make sure it is about a meter away from anything that could catch fire and to turn it off when leaving the house and going to bed.

For more on how to stay fire safe this season, visit:  
[http://www.london.ca/d.aspx?s=/Fire\\_Dept/Fire\\_Safety\\_Tips/default.htm](http://www.london.ca/d.aspx?s=/Fire_Dept/Fire_Safety_Tips/default.htm)

## HOLIDAY HOME SAFETY TIPS

By: Pierre

It's that time of the year again! Holidays are just around the corner. Before heading home for the holidays, students need to be careful to effectively close up their house to reduce the risk of coming back to problems in the new year. Here are a few tips to remember:

1. When leaving, make sure that all doors and windows are locked and items of value are not visible from the outside. Vacant homes are a target for thieves. If you have any issues with the locks, now is the time to ask your landlord to fix them.
2. It is a good idea to remove items that give your house a label as a "student house" (E.g. Flags in your windows.) If you encounter suspicious activity in the neighbourhood, be sure to contact London Police.
3. **DO NOT TURN YOUR HEAT OFF!** Many students turn the heat off to avoid extra costs over the holidays, but this is a bad idea. With dropping temperatures over the winter seasons, your pipes could freeze. This would result in no water running to your rental unit when you return in January and could even lead to cracks in the pipes, which could cause them to burst and flood your rental unit. We advise you to keep the heat at a minimum temperature of 18°C, in accordance with the City heat bylaw.
4. If you are not the last one leaving the house for the Holidays, be sure you and your roommates are on the same page. If you know anyone staying in London over the holidays, ask them to check in on the house every once in a while. You could even ask your landlord or a trusted neighbour if none of your friends or roommates will be in London over the holidays.

## GREEN HOLIDAY TIPS

By Zainab

With the holidays fast approaching people get too wrapped up in the holiday spirit and forget about the environmental impacts that the holiday season brings with it. The holiday season typically brings with it an overconsumption of resources. We can reduce the

environmental strain this holiday season by making simple changes.

How to be more environmentally friendly this holiday season

- Instead of buying a plastic, non-recyclable tree, it is more eco-friendly to buy real trees. You can also use recycled decorations including; old CDs, previous Christmas cards, hand-cut paper snowflakes and decorated, used light bulbs.
- Not all wrapping paper is recyclable and much of it ends up in landfills. Therefore wrapping with brown or recycled paper and then recycling the paper afterwards is more suitable for the planet.

Save Energy!

Christmas tree lights are usually left on for 10 hours or more. Switching to LED lights or choosing lights that are powered by solar power or rechargeable batteries is a lot more energy efficient. LED lights consume 90% less energy than the conventional holiday lights, and will save you money on your electric bill!

The holiday season is fun, exciting and joyous time. There may be snow on the ground, but you can keep the planet green and environmentally happy by putting in just a little more effort.

## NEWSLETTER QUIZ

Send answers to [gmatthews@fanshawec.ca](mailto:gmatthews@fanshawec.ca) before December 10th for a chance to win a \$25 Bookstore gift certificate.

1. What is the name of the Ontario Hockey League (Major Junior) team in London?
2. What is the name of the teams playing for the London Girls Hockey Association?
3. What is the name of the National Basketball League team in London?

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## Fanshawe College Housing Mediation Service

Counselling and Accessibility Services

Wednesday, 8:30 a.m. – 4:30 p.m

519-452-4282

[www.fanshawec.ca/housing](http://www.fanshawec.ca/housing)

OR

Monday – Friday: (519) 661-3787

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