

# The OC Link

*Off-Campus Living News for Fanshawe College Students*

September 2012

## WELCOME STUDENTS!

I would like to welcome all new students and welcome back returning students to Fanshawe College. As the Off-Campus Housing Mediator, I offer tenants and landlords a forum to discuss their concerns before a neutral third party. I encourage the students of Fanshawe College to use this service, which seeks to assist in the speedy resolution of problems that arise between students and landlords, students and London residents and/or students and students in the areas of housing and lifestyles. This service is offered to you as a part of the student success initiative at Fanshawe College. I am available to answer questions about all aspects of the Residential Tenancies Act, leases, rent control and City bylaws. I can offer information about peaceful interaction with neighbours, roommates and how you can make a lasting contribution to your community by reducing noise, mischief, liquor violations, vandalism, increasing garbage control, property upkeep and parking appropriately. It takes effort to be a good neighbour and a responsible citizen of the City which hosts two of the best institutions in Canada, Fanshawe College being one of them. It's up to all of us to make this year hassle free for students of Western/Fanshawe and citizens of London.

I am available at Fanshawe College every Wednesday from 8:30am to 4:30pm.

Drop into F2010 or call 519-452-4318.

E-mail: [csl@fanshawec.ca](mailto:csl@fanshawec.ca).

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

~Glenn Matthews, Off-Campus Housing Mediator, Fanshawe College

## AVOID BEING CHARGED

FYI - in the last few years, hundreds of students have been charged by the Police in the Fleming area! When you are criminally charged, you may not be able to leave Canada (crossing a border & getting "bonded" for certain jobs will be an issue).

On March 17, 2012, 26 Fanshawe College students were charged for being part of an incident on Fleming Drive. Due to the severe nature of the incident, all 26 students faced Student Code of Conduct sanctions which varied from behavioural contracts to expulsion from the College. We strongly ask you to make wise choices and recognize that as a student at the College, you are an ambassador for the student body at the College. Your credentials when you graduate are only as good as the College's reputation and that of its entire student body.

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## KEEPING HAPPY IN YOUR HOUSE!

All right students, it's that time of year again . . . back to school! For some of you moving off-campus and into the neighborhood is a brand new experience and for others this may be old news! Either way, an important part of enjoying your off-campus experience is getting along with your neighbors, landlords, and of course, your roommates! Here are some helpful tips to get you through those rough patches and avoid conflict within your community and house.

In your community you must remember to respect the local residents. Following these simple tasks will help you to create a positive relationship with your neighbors and avoid many possible problems or conflicts.

### *Neighbours*

-Introduce yourself to your neighbours. A friendly hello can create good relations between you and your neighbours.

-Remember to leave your music relatively low and maintain noise at an appropriate level. London's City Noise Bylaw is no tolerance 24/7.

-Do not leave bottles, garbage or a mess outside. Your lawn is not a living room, either, so keep those couches inside! You can be fined for leaving indoor furniture outside.

-Ensure you put out your garbage during the designated times in appropriate bins and containers.

-Your cars should be parked in the designated driveway of your property. Parking on your lawn can result in a ticket.

-Your grass should be cut and your property maintained.

-And lastly ensure that your friends are also being courteous of those who live around you!

### Landlords

For those of you who are renting, take the time to set your expectations and understand the role of your landlord. Make yourself familiar with your home and aware of any damages or possible problems with it. In the event of a problem ensure you call the Housing Mediation Service at 519-452-4282. The service can help you with many of the questions or concerns that may arise.

### Roommates

Last but not least . . . THE ROOMMATES! These will be the people who you live with for the rest of the year and it's essential to try to get along with your roommates.

Here are some tips:

- An easy way to initiate conversation and become familiar with everyone's expectations within your house is by filling out a Roommate Agreement. You can print one online at: <http://www.fanshawec.ca/sites/default/files/assets/housing/pdf/accord.pdf>
- Some ways in which you can avoid conflict is to be proactive within your house, think of possible concerns or issues that may arise and put a stop to them now.
- It may be easier for you and your roommates to not share food, therefore no one is responsible for owing anyone else money or food.
- Be respectful of noise and company; ask your roommates first before having friends over and avoid partying at home when they are studying.
- Clean up your mess, wash your dishes and pick up your dirty clothes.
- Divide up the chores.
- Pay your bills ON TIME! Money is a huge issue between roommates.
- Don't give out your keys to friends and make sure to lock the door when you leave the house.
- Pick your battles, not everyone is the same and don't expect them to be.
- And of course . . . keep your hands to yourself, you may love to borrow their clothes but that doesn't mean they love to share them.

General conflicts can be avoided by making sure to maintain a respectful relationship with everyone you live with or beside. In the event that conflict does arise do not hesitate to call the Housing Mediation Service at (519) 452-4282.

### NOISE AND PARTIES

Small parties can become large and quickly get out of hand. The police have laid charges against individuals hosting large parties. These incidents attract the attention of the media and create negative stereotypes of students.

As probably everyone is aware, it is illegal to sell alcohol in your home. What most people may not know is that it is also illegal to disguise the cost as another cost such as a coat check, buy a cup and get drinks free, pay a charge to hear a DJ and drink free, buy a balloon and drink free. All of these options are illegal if any of the charge pays for the cost of the alcohol. Please be aware of the following potential problems misuse of alcohol and partying can cause.

The charges that the Police can lay include:

- Noise Bylaw - approximately \$200.00
- Mischief Charge - court appearance and a fine up to \$5,000.00
- Sale of Alcohol

### Noise Suggestions

1. Do talk to your neighbours if you plan to have a party.
2. Don't honk your horn late at night to say goodbye to friends.
3. Do be considerate as ongoing noise is usually more of a problem than the occasional social gathering. Please use public sidewalks when traveling to and from friends' places.
4. Don't sing or yell late at night when returning to your abode.
5. Do be aware that the City Noise Bylaw is in effect 24 hours a day.

### PROPERTY UPKEEP

Everyone in the neighbourhood benefits from the proper upkeep of property. A clean neighbourhood protects housing values, looks nice and instills a sense of pride in the residents of the area. The City of London has bylaws related to the upkeep of property. It is important that tenants clarify with their landlords who will be responsible for maintenance items such as garbage, grass cutting, snow removal, etc. and perform activities as necessary.

### Upkeep Suggestions

1. Do keep garbage and litter in suitable containers ready to be put out for collection (not until 6pm the night before pickup).
2. Don't let your grass, bushes and leaves become so unruly that your place looks like a jungle.
3. Do consider using a proper blue box as everyone benefits from recycling. Ensure you know what London accepts or rejects for garbage and blue box items.
4. Don't leave old furniture around to become an "eyesore" (it can be put out with any regular garbage collection, upholstered indoor furniture cannot be used outside)
5. Do ensure your place is free of old food and beer containers as it attracts rodents and cockroaches.

NOTE: Be aware that signs, flags, etc., although seen as decorative, could and usually violate the City Sign Bylaws. If you are going away for a period of time, make arrangements to look after your home while you are away. This helps with upkeep and security. It is within the Police's jurisdiction to charge anyone who has an open bottle/can or unsealed.

### ALCOHOL

The Liquor Licence Act prohibits the consumption of alcohol anywhere other than a residence or a licensed area. A residence is defined as a place that is occupied as a dwelling and does not include public places where the general public has access. If you are under 19 years of age, you are under the legal age to consume alcohol. There are strict and severe police penalties for those under 19 who are caught handling or consuming alcohol. It's also illegal for anyone to supply alcohol to minors. Anyone who holds parties for minors where alcohol is served may also be subject to criminal charges and civil liability. Under the Liquor Licence

Act, anyone convicted of supplying alcohol to a minor faces a fine of up to \$200,000.00 and up to one year in jail.

#### Alcohol Suggestions

1. Do be aware of friends that might wander away with open alcohol into other peoples' yards.
2. Don't drink on the City owned boulevard, which may include part of your front yard.
3. Do consider using opaque containers when outside and avoid bottles that might break (safety is always of importance).
4. Don't allow individuals to leave that are intoxicated, as you, being their host, could be held liable.
5. Do have a plan if you are having friends over where alcohol may be a factor.

NOTE: It is within the Police's jurisdiction to charge anyone who has an open bottle/can or unsealed container of alcohol in a public place. The fine is approximately \$100.00 per individual.

#### What is the law about drinking and driving?

In Canada, it is a serious criminal offence to drive with blood alcohol content (BAC) of .08 percent or more. It's also illegal to drive while you are impaired, even if your BAC is less than .08 percent. The same penalties will apply to you if you fail to provide a breath sample when asked by the police. In Ontario, the police will also suspend your driver's licence on the spot for 90 days, separate from any criminal charges you face in court. If you are caught with a BAC between .05 per cent and .08 per cent, the police can take your licence away on the spot for 12 hours. Also, if you are learning to drive and have a Graduated Driver's Licence, you are not allowed to drive after drinking any alcohol.

#### Did you know?

In Ontario, you get a harsher penalty if you are convicted of impaired driving more than once: First conviction: Licence suspended for one year, plus a \$600.00 fine. Second conviction: Licence suspended for three years, plus 14 days in jail. Third conviction: Licence suspended for 10 years or for life, plus 90 days in jail. Fourth conviction: No possibility of that person ever having an Ontario driver's licence again, plus another 90 days in jail.

#### **SAFETY (FIRE - TRAFFIC - PARKING)**

There are many things that one must consider when living in the community. It's important for everyone to ensure not only their own safety, but also the safety of the community.

#### \*\*\*NEW PARKING BYLAW\*\*\*

It is illegal to park on your driveway parallel to the street if you have to drive over the lawn to do so. A ticket for \$50 can be issued for this bylaw violation each & every time it occurs.

#### Safety Suggestions

1. Do ensure that you have proper and working smoke detectors. You may also want to consider fire extinguishers. Do know your safety exits.
2. Don't leave your car where it can be vandalized. The City prohibits overnight parking on the street (between 3am and 5am) as well as parking on front lawns, sidewalks and boulevards.
3. Do be aware of conditions when travelling by car as

neighbours are concerned about safety on the streets for everyone in the area.

4. Don't leave your car idling and unattended or unlocked with the keys in it as you could face a fine, not to mention the loss of your vehicle (this happens more often than you think).
5. Do be aware of "suspicious" individuals in your neighbourhood as students are often a target for thieves. Consider joining a Neighbourhood Watch Program in your area.
6. Don't leave candles burning, don't smoke in bed and don't cook when you're tired.

NOTE: You may want to consider a carbon monoxide detector as well. Also, be aware that one of the major sources of aggravation for students involves getting tickets for parking infractions. It's important to ensure you have a proper space when you have a vehicle or else you will be paying a large sum to the City for parking violations.

#### **THE ULTIMATE GRILLED CHEESE SANDWICH FROM CHRISTINE CUSHING LIVE**

#### *Ingredients*

- 1 tbsp. butter, softened
- ½ lb. mushrooms, thinly sliced
- salt and pepper
- 1 ½ tbsp. chopped fresh sage
- 8 pieces of bread
- 1/3 lb. fontina cheese, grated
- 4 thin slices of grilled pancetta (Italian bacon)

#### *Directions*

1. Cook mushrooms and butter until golden brown, about 5 min. Add salt, pepper, and sage. Set aside.
2. Top bread with ½ the amount of cheese, the pancetta, mushrooms, the remaining cheese and another slice of bread.
3. Grill for 2-3 min. or cook on the frying pan, turn once until the cheese is melted, around 2-3 min. on each side.

Enjoy!

#### **COMING EVENTS**

Project L.E.A.R.N. (Liquor Enforcement and Reduction in Noise), by the London Police will commence from approximately August 30 until September 29, 2012. Specific attention will be paid to the areas surrounding Fanshawe College, The University of Western Ontario and the downtown area, specifically Richmond Street. Police will be focusing on inappropriate behaviour that is disruptive to the community. Public safety, improving the quality of life for residents and ensuring peace in the community are all paramount goals of the project.

**CONNECTING TO THE COMMUNITY**

Bell Canada	519-310-2355
Blue Box Info	519-649-6262
City Fire Prevention	519-661-4565
City Garbage Collection	519-661-4585
City Parking Enforcement	519-661-4537
City Property Standards	519-661-4660
Community Legal Services	519-661-3352
Fanshawe Student Union	519-452-4109
Information London	519-432-2211
London Hydro	519-661-5503
Reliance Home Comfort	1-877-267-7902
Rogers	519-646-3300
Union Gas	1-888-774-3111
Garbage/Recycling Collection Zone Map:	
<a href="http://www.london.ca/d.aspx?s=/Garbage/zonemap_pdf.htm">www.london.ca/d.aspx?s=/Garbage/zonemap_pdf.htm</a>	

**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

**SEPTEMBER QUIZ**

1. What is the new name of the JLC?
2. What is the name of the FC mascot?
3. What is the FC street address?

Send answers to [gmatthews@fanshawec.ca](mailto:gmatthews@fanshawec.ca) before October 1st for a chance to win a \$25 Bookstore gift certificate.

