

# The OC Link

*Off-Campus Living News for Fanshawe College Students*

February 2013

## FREE APP FOR CITY GARBAGE & RECYCLING SCHEDULE

Download the new MyWaste app for Apple & Android devices!

<http://www.my-waste.mobi/ON-London/>

For all the information on the City of London's waste collection program, such as:

- Know what goes in the Blue Box
- What does and does not get collected
- Who to contact for more information

Never miss another collection day!

## HOME SECURITY

**By: Cailie**

With Reading Week fast approaching, it is important to keep in mind a few home safety tips before leaving London:

- Never post on social media that you will not be home for long periods of time.
- Lock all doors and windows.
- Turn off all appliances and space heaters.
- If possible, do not leave any valuables in your rental unit while you are away.
- Shovel your driveway before leaving & arrange for someone to check in on the property.
- Notify your landlord about the length of your absence. They may need to check in on the property for insurance & safety purposes.
- Ensure that your landlord has a phone number where he can reach you in case of emergencies.
- DO NOT turn your heat off; this will cause your pipes to freeze, which in turn could lead to cracks in the pipes. If pipes crack, they will burst when the water in them has been thawed, which may result in a flood at your rental unit.

By following these easy tips you can leave your house as secure as possible while you enjoy your Reading Week.

## LEASE SIGNING TIPS

**By: Kamal**

1. Get a lock change and any repairs written into your lease prior to signing it.

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2. Do not sign a rental application unless you are positive that you would like to live in that unit. A rental application can be like a contract, and it allows a landlord to conduct a credit review and access the possibility of taking you (and your roommates) on as their tenant(s). If the landlord accepts your application, you may be bound to that lease, meaning that you will be required to pay rent for that unit once the lease starts.

3. Check to see if utilities are included in your lease so you can know if you need to set up and pay for your own cable, Internet, hydro, or natural gas utilities.

4. We suggest that you look at a minimum of five units before signing a lease in order to get a sense of what types of properties are available and what suits your needs best.

5. Get your lease reviewed in Room F2010 on Wednesdays. Lease reviews are made by appointment. Please contact the Off-Campus Housing office at 519-452-4282.

## NOMINATE YOUR LANDLORD

The City's Municipal Law Enforcement Services office would like to reward students who have blended well in the community without negatively impacting the neighbourhood. We would like to recognize the young stars in our community and reward them with a small gift from London's local businesses.

If you live in a rental unit off campus and you feel your landlord provides excellent living accommodations and

services, please email a short summary (200 words max) of why you feel your student housing accommodations are the best in London. Email your summary to [cleanslate@london.ca](mailto:cleanslate@london.ca). The contest begins on February 8th and closes on March 31st. One winner will be chosen from the submissions and will receive prizes from local businesses. The winning submission will be randomly chosen and the winning student home must have a “clean slate” in terms of by-law compliance (i.e. no noise or property complaints) for the school year. Good luck!

### TENANT PRIVACY RIGHTS

**By: Cailie**

Is your landlord constantly entering your property without giving notice? Your landlord is required by Ontario rental law to give 24 hour written notice before entering your home. Ontario rental law, called the Residential Tenancies Act, applies to you if you do NOT share a bathroom and/or kitchen with the owner or a member of their immediate family.

Notice can be given through a letter or email. This privacy right is waived if you allow your landlord to enter the property when they knock on the door, if there is an emergency that must be dealt with immediately, or if you have provided your written termination notice.

If you are experiencing issues with your privacy rights and speaking with your landlord did not help, do not hesitate to contact us at any time!

### LEASE TERMINATION TIPS

**By: Pierre**

It's that time of the year again! Landlords and rental companies are starting to ask tenants if they plan on staying in their rental units or if they plan on leaving by the end of the school year. Before answering those questions, one must be aware of their rights, and how terminating a lease should take place.

First, you need to determine if Ontario rental law applies to your housing situation. If you do NOT share a bathroom and/or kitchen with the owner or a member of their immediate family, then rental law applies to you. The Landlord and Tenants Board (LTB) is the government organization that enforces rental law. The law requires a tenant provide 60 days written notice to terminate the tenancy at the end of

the original lease term. It is best to use the N9 form to make sure the notice is properly completed.

If the landlord is not given a 60 day written notice, s/he might require the tenants to pay for the outstanding months. For this reason, and to eliminate any unwanted issues, it is important to give a notice to vacate. However, do not fall under pressure if you are not certain of where you are living next year, the deadline to hand in your notice is not until March 1st (if your lease term ends April 30).

### FIRE SAFETY TIPS

**By: Ally**

Fire safety is an important part of living off campus. We often forget how much damage can be caused by fires. By following some of the simple tips below, you'll ensure you and your housemates stay safe!

- Tenants are responsible for testing their smoke detectors, so check your battery on your smoke detector regularly.
- Always make sure to blow out candles when you leave the room.
- Keep a fire extinguisher within the house in case of emergency.
- Don't forget to turn off hair straighteners and curling irons when done using them.
- Empty out the toaster crumbs – you'd be surprised how easy they catch on fire.
- Always double check to make sure the oven and stove are turned off before leaving the kitchen.

The six tips above will ensure you and your roommates are taking action to prevent fires. And in case of fire, remember: stop, drop and roll!

### NEWSLETTER QUIZ

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

1. Name a City park with an ice skating rink in it?
2. What International Competition is coming to London in March?
3. What is the name of your favourite downtown restaurant?

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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

FANSHAWE COLLEGE

