

# THE OC LINK

OFF CAMPUS LIVING NEWS FOR FANSHAWE COLLEGE STUDENTS  
NOVEMBER-DECEMBER 2020

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## Should I Stay or Should I Go?

By: Ronald

With first semester coming to an end, you may be considering whether or not you want to stay in your current rental or not. If you are covered by the RTA (Residential Tenancies Act), meaning that you do not share a bathroom and/or kitchen with your landlord or their immediate family, you can follow these few rules.

If you are on a joint lease and you and your roommate(s) all want to stay, then you can sign a new lease OR become a monthly tenant at the end of the lease term. If you want to stay on your lease, but your roommate(s) do not, then you are legally and financially responsible for the lease. What you can do about the vacant room(s) is to either sublet it (rent out the room) or do an assignment (find another tenant to take over the vacating roommate's spot on the lease). To become a monthly tenant, simply do nothing and you will automatically become a month-to-month tenancy once the original lease term ends.

If you are on a separate lease (which means you are the only tenant named on the lease), then you can either sign a new lease or become a monthly tenant if you choose to stay in your current rental at the end of the lease term.

To terminate your lease at the end of the lease term, you must give minimum 60 days' written notice to your landlord. If your lease ends on April 30, 2021, then you need to give your landlord written termination notice before March 1, 2021. You will need to fill out a N9 Form and submit it to your landlord as an official notice of termination. You can download the N9 form here: <https://tribunalsontario.ca/ltb/forms/>.

In the case you are NOT covered by the Residential Tenancies Act, meaning that you DO share a bathroom and/or kitchen with the landlord or his/her immediate family, then your lease will come to an end based on the end date stated in your tenancy agreement. If you wish to stay after the lease ends, you and the landlord will need to negotiate new terms for a tenancy agreement.

## Winter Fire Safety

By Rachel

As the colder months approach, we like to crank up the heat in our homes. Whether it be a heater or a fireplace, here are a few tips to keep you safe.

- Maintain a distance of at least 3 feet (1 meter) on all sides in between the fireplace or heater and anything that can burn.
- If you're using a fireplace, ensure you have a fire extinguisher nearby and that there is a screen of glass to enclose the fire to prevent sparks from flying out.
- If you're using a heater, ensure that it has a thermostat, overheat protection and an auto shut-off in case it falls over.
- When using the heater, make sure to always place it on a solid flat surface.

## Winter Home Safety Tips

By Taylor

As the holidays approach, everyone is probably eager to go home and spend some relaxing time with family over December break. However, if your house in London will be vacant for the December holidays, there are important tips to ensure that your house will remain in the same condition as you left it.

- The most important tip is to always lock your doors and windows. Locking up might seem too obvious to mention, but an estimated 32% of burglars enter through unlocked doors.
- It is also important to make it seem like someone is home and that the house is not vacated. If the house looks vacated it can lead to potential break-ins and robberies. Darkness is a trademark of an empty house, simply by leaving a light in the house on can create the illusion that someone is home.
- It is also important to make sure mail doesn't pile up. You could have a trusted neighbour, friend or landlord collect your mail and keep it safely out of sight.

- Another great way to make your home look occupied is to arrange for someone to shovel the snow shortly after it falls.
- To avoid potential theft if someone were to break in you can take any valuables home with you or lock them up in a safe place.
- Sharing travel plans can also lead to potential break-ins. By sharing travel plans, you're advertising that your house will be empty. You can never be completely sure who sees that information, especially if you have many followers or a public profile.
- Finally, it is always important to make sure you are not leaving any appliances on that could cause a possible fire or damage to the residence.

Stay safe this winter break!

## Roommate Conflict Tips

By Chloe

Shared living spaces are a new experience for some students, and most would agree that even the best of friends can face disagreements and challenges while living together. While 2020 has been a year full of problems, roommate issues can be common year-round so check these Off-Campus Housing Services for resolving any concerns:

1. Consider creating a Roommate Agreement to document responsibilities and rules. There is a document template on our website: <https://www.fanshawec.ca/roommate>.
2. Mediation: If you can't find a middle ground, Fanshawe Off-Campus Housing Services offers mediation to help roommates discuss their problems and find a solution. Visit the website for more information: <https://www.fanshawec.ca/housing/mediation>.

Remember: Communication is key, so talk to your roommates! Be open and honest about what you're thinking and feeling so that everyone is on the same page. When everyone in the house is respectful of each other, conflicts will occur less often.

## Heat By-Law Requirement and Tips

By Allison

Heating is a vital service in London so there are requirements for landlords to follow. From September 15 to June 15, London heating bylaw states that the minimum temperature of the unit from 6 a.m. to 11 p.m. is 20°C, and from 11 p.m. to 6 a.m., the minimum is 18°C. If they are not being met, make sure to contact your landlord so they can fix the heating system.

On the other hand, if the minimum is being met but you are still feeling cold, consider investing in a space heater or warmer clothing and blankets. Wintertime is coming and there is no better time to wear some chunky knit sweaters and fuzzy socks while drinking a cup of hot cocoa and marshmallows. Enjoy some cozy moments curled up in front of your space heater with friends and family, whoever your housemates may be, and start watching the plethora of holiday movies on Netflix!

## **Time-of-Use or Tiered Electricity Prices? You Now Have a Choice**

If you're a residential or small business customer that pays Time-of-Use (TOU) electricity prices, you now have a choice. You can contact your electricity utility and opt-out of TOU and pay Tiered prices instead, choosing the price plan that's right for how you consume electricity. With TOU, the price you pay depends on when you use electricity whereas with tiered prices, you use a certain amount of electricity each month at a fixed price anytime of the day. Once you exceed that limit, a higher price applies. If you want to continue paying TOU prices, no action is required. If you're considering a switch to Tiered prices, get a price comparison using the OEB's online bill calculator at [www.oeb.ca/calculator](http://www.oeb.ca/calculator).

For more information on choosing the price plan that is right for you, visit [www.oeb.ca/choice](http://www.oeb.ca/choice).

## **COVID-19 Assessment Centres**

If you feel you may be experiencing COVID-19 symptoms, or meet any of the requirements for needing a COVID-19 test, please visit one of London's local test centres, get tested and then immediately self-isolate while you wait for the results.

Fanshawe College students can schedule a COVID-19 test on campus. Visit the Health Services website for more information: <https://www.fanshawec.ca/health-services>.

### **Assessment Centres in London**

Book an appointment online: <https://covidtestinglm.ca/>

*Carling Heights Optimist Community Centre*

656 Elizabeth St., London

Monday to Friday, 9:00 a.m. to 7:00 p.m.

Saturday and Sunday, 11:00 a.m. to 7:00 p.m.

*Oakridge Arena*

825 Valetta St., London

Monday - Friday

9 a.m. - 5 p.m.

## **Reporting a COVID-19 Order Violation**

If you have concerns about COVID-19 order violations in the City of London, please email the City at [COVIDOrderConcerns@london.ca](mailto:COVIDOrderConcerns@london.ca) (email monitored 24/7) or call 519-661-4660 (phone line monitored Monday to Friday from 8:30 a.m. to 4:30 p.m.).

If you have questions about COVID-19, please contact the Middlesex-London Health Unit.

COVID-19 Hot Line: 519-663-5317 and press "1"

(Monday to Sunday from 8:30AM to 7:00PM)

Email: [covid@mlhu.on.ca](mailto:covid@mlhu.on.ca)

## **Fanshawe College Housing Mediation Service-Counselling and Accessibility Services**

Office: Room F2010

Phone: 519-452-4282

Email: [housing.mediation@fanshawec.ca](mailto:housing.mediation@fanshawec.ca)

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

OR

Monday to Friday: 519-661-3787