

THE OC LINK

OFF CAMPUS LIVING NEWS FOR FANSHAWE COLLEGE STUDENTS
JANUARY 2021

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Should I Stay or Should I Go?

By: Ronald

Now that first semester has come 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/lrb/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.

Housing Search Tips

By Mackenna

Most believe that after a basic web search, they are prepared to tackle the London rental market single-handedly; and though this may be true, we have some additional tips that you may not find surfing Reddit or Facebook Must Knows Page.

Consider the following important steps during your house hunt:

1. Cost

a. Assess your cash flow throughout the year. As well, consider any additional costs associated with renting such as utilities, water heater rentals, food and wifi.

2. Roommates

a. Consider sitting down with your future roommates and create an agreement regarding bill payments, chores, and personal space. A roommate agreement can be found on our website: <https://www.fanshawec.ca/roommate>.

3. Accommodation

a. If you will not share a kitchen or bathroom with your landlord, or a member of their immediate family, then you will be covered under the Ontario rental law.

b. When covered under the Ontario rental law, you are given rights that you may not otherwise have. This includes, but is not limited to, protection from unlawful eviction as well as the maintenance of a safe unit.

4. Lease

a. Your lease can be either joint or separate. Joint leases occur when two or more tenants rent an entire unit together as a group. Separate leases occur when one tenant is named on the lease and typically rents an individual room and a communal space in a unit.

5. Lifestyle

a. Finally, you must recognize if your lifestyle matches with your potential roommates and the location of your rental.

More details here: <http://www.fanshawec.ca/renting>.

Winter Home Safety Tips

By Matthew

Whether you are living in London or away at home, here are some home safety tips to reduce risk inside and around the house.

- In the kitchen keep a safe distance between flammable objects and fire sources such as stove tops.
- In the bathroom, keep electrical appliances wrapped and away from water.
- If you have valuables in a room, keep the blinds closed so you do not advertise what is inside!
- Outside the house, consider using ice melt around entrances and walkways as snow/ice becomes more abundant.
- When leaving the house, aside from locking doors and windows, you can also protect sliding doors from intrusion by inserting a bar/pipe on the bottom track.
- When your rental is unattended for an extended period, consider creating the illusion that someone is home by leaving on a TV or stereo, interior and/or exterior lights!

Winter Fire Safety

By Carla

Fire safety may not be at the top of your priorities, but in the blink of an eye, a fire can easily become out of control. Here are a few things you should pay attention to in order to avoid a fire:

- Never leave a fire unattended! Whether it be a burning candle or your cooking on your stove, make sure you are always close by.
- When burning a candle, do not burn it near things that could easily catch on fire, such as curtains.
- Do not plug space heaters into extension cords and make sure you do not have any objects nearby to prevent overheating.
- Ensure the smoke and carbon monoxide detectors in your home are functioning and are checked regularly.
- Have a fire extinguisher nearby in case of emergencies.

- Consider creating a fire escape plan; on a similar note, ensure that every bedroom has at least two exits (such as a window and a door).

Stay safe!

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!

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 (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

Fanshawe College Housing Mediation Service-Counselling and Accessibility Services

Office: Room F2010

Phone: 519-452-4282

Email: housing.mediation@fanshawec.ca

Website: www.fanshawec.ca/housing

OR

Monday to Friday: 519-661-3787