

THE OC LINK

OFF CAMPUS LIVING NEWS FOR FANSHAWE COLLEGE STUDENTS
OCTOBER 2021

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Tenants – Know Your Rights!

Whether it's your first, second, or tenth year living off-campus, knowing your rights as a tenant under Ontario rental law (also known as the Residential Tenancies Act or RTA) can help you deal with countless situations that may come up along the way.

The RTA is provincial legislation that outlines all the rules of Ontario rental law that tenants and landlords must follow. This document helps to protect tenants from instances of unlawful eviction, the regulation of rent adjustments, balances responsibilities of landlords and tenants, and provides a mode of adjudication for disputes.

Not sure if you are covered? If you do not share a kitchen and/or bathroom with your landlord or a member of their immediate family (for example one of your landlord's children), and you are not a tenant of a tenant, then you ARE covered by the RTA.

When covered, the RTA trumps any unlawful rules in your lease. Did your landlord say that you are not allowed to bring your favourite furry friend with you to school, but you happen to be covered by Ontario rental law? Pets are actually legal under the RTA even if it says otherwise in your lease. *Note that leases also covered under the Condominium Act may enforce the no pets clause.

In the case that you are not covered by the RTA, your lease agreement will be the governing document. In order to resolve disputes go to Small Claims Court, the Ontario Human Rights Tribunal, or seek legal advice.

My Landlord Asked Me if I'm Moving Out, but it's October!

October can be a stressful time with your first set of mid-terms right around the corner. Having your landlord ask you if you're moving out is extra stress no one wants.

If you are covered by the Ontario rental law (meaning you do NOT share a bathroom and/or kitchen with the owner or a member of their immediate family), then this information will apply to you.

You do not need to provide a written termination notice to your landlord until 60 days before the end of your lease term. However, keep in mind that once you provide your landlord with a written termination, they may start showing the house to potential new tenants. They can show the unit from 8 a.m. - 8 p.m. and must attempt to contact you before showing the unit.

London Hydro Information

When it is not included in your lease, hydro can be a difficult utility to manage and understand. To help you along your renting journey, here are some tips that we hope you consider.

Ontario Electricity Support Program (OESP): Many customers on fixed incomes, such as students, have the potential to qualify for an on-bill monthly credit. To complete the application, you need your current London Hydro utility bill and the date of birth as well as the social insurance numbers of all tax-filing roommates. Go to <https://ontarioelectricitysupport.ca/> to apply.

MyLondonHydro: Being able to access real-time information regarding your energy consumption is incredibly beneficial to renters and homeowners. By signing up as a MyLondonHydro subscriber you will have instant online access to your energy usage data, current account balance and payment records 24/7. Through the online portal, you will also be able to monitor your bills through maintaining good payment history as well as receiving notifications regarding overdue London Hydro accounts and outages. Consider the potential savings you could enjoy by managing your energy consumption, and it also helps to reduce your carbon footprint too. Go to <https://bit.ly/3FkRiFh> to log in or register for an account.

Price Comparison Tool: To help you make the best choice for your household, use London Hydro's Electricity Price Plan comparison tool to see a personalized comparison between Time-of-Use and Tiered price plans based on your actual usage. Already have an active plan? Not to worry, you can always switch your price plan through your MyLondonHydro account.

Paperless Billing: Be kind to the earth and go paperless. Even better, signing up for Paperless Billing could win you 25,000 Aeroplan points! *You must have a valid Aeroplan number linked to your account to receive the Aeroplan points.

Off-Peak Pricing: Using electricity during Off-Peak hours is the easiest way to save money on your hydro bill if you have Time-of-Use pricing. For example, it costs more than twice as much to use electricity during On-Peak times than it does to use them during Off-Peak times. Off-Peak times run from 7 p.m. to 7 a.m. Monday to Friday, all weekend long from 7 p.m. on Friday evening to 7 a.m. Monday morning, as well as on holidays.

If you have more questions, contact London Hydro Customer Service Department at 519-661-5503 on Monday to Friday between 8:30 a.m. to 4 p.m. or by emailing billingsupport@londonhydro.com

Tips for Staying Flame Free

To stay fire safe, here are four tips you can practice:

1. Clean the lint trap in the dryer often, ideally after every load to prevent a lint buildup and possible fire.
2. Never overload your extension cords, and ensure large appliances like refrigerators are plugged into wall outlets.
3. Remember to always pay attention when cooking, especially at high temperatures. Turn off the oven and stove after use, and in case of a microwave fire, keep the door closed and unplug the unit.
4. Keep a close eye on space heaters, ensure they are unplugged if not in use and kept far away from flammable materials. Never leave a space heater on while asleep or not at home.

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

Click here for current information about London's COVID-19 Assessment Centres: <https://www.healthunit.com/covid-19-concerns>

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