

The OC Link

Off-Campus Living News for Fanshawe College Students

March 2013

TIPS TO A TICKET FREE SPRING

By: Alexandra

Here are some by-laws to keep in mind this spring to help you avoid any tickets and make the final two months of the semester memorable!

LIQUOR OFFENCES

The Liquor Licence Act prohibits the consumption of alcohol anywhere other than a residence or licensed area. A residence is defined as a place that is actually occupied and used as a dwelling and does NOT include public places, such as the sidewalk, street or even a portion of the front lawn.

LEGAL LIABILITY

Any occupant (tenant) could be held liable for the actions of intoxicated individuals leaving their premises, even if the person only consumed their own alcohol.

NOISE

London has a 24/7 Noise Bylaw. The Police can charge each and every tenant for a noise violation. Tickets start at approximately \$200 per tenant but can escalate and be as much as a fine up to \$2,000.

PUBLIC URINATION

It's an offense to urinate in public, which includes the sidewalk, street, front/back yards — anywhere you can be seen by the public. Tickets start at just over \$100.

MISCHIEF

This is a charge whereby Police feel individuals have purposely caused problems for their neighbours. This requires a court appearance and each and every tenant could face a fine of up to \$5,000 and jail time. Students in the past have been fined \$800 for a first offence.

VANDALISM

Sometimes individuals take road signs, steal neighbour's lawn ornaments, etc. Property vandalism of public or private property is a criminal offense and while there may be a monetary fine, more importantly;

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it could affect certain career paths that individuals wish to pursue.

PROPERTY UPKEEP

Garbage and litter must be cleaned off lawns, and outside furniture must be minimal and not an eyesore.

KEGGERS

It is illegal to sell alcohol in your home. It is also illegal to disguise the cost as another cost such as a coat check, paying for a DJ, etc.

The Police can charge every occupant of a house hosting a kegger. This could even mean YOU if you are out of town when your roommates host the event. The charges that the Police can lay include: Noise Bylaw, Mischief and Sale of Alcohol. The Police will generally also confiscate any alcohol or proceeds from the event.

Even if you are not charging for alcohol, or if a person brings their own, if somebody consumes alcohol on the premise and then is injured or in an accident, EVERY OCCUPANT is liable for the incident. This would also mean that any guarantor (if there is one) such as a parent, is also liable for any incident after a person leaves.

For more information on drinking bylaws, go to the city of London website:

http://www.london.ca/d.aspx?s=/Events_Planning/Special_Events/alcohol_policy.htm

FIRE SAFETY TIPS

By Kevin

Here are some spring tips to help prevent a fire in your rental accommodation!

In the Kitchen:

- Use appliances that have an automatic shut-off.
- Keep a timer handy to remind you when oven and burners should be switched off.
- Clean appliances properly and regularly so that no particles get caught near heat sources.
- Do not leave cooking appliances unattended.
- When cooking do not wear loose fitting clothing or have material that could easily catch fire near the heat source such as napkins.

Living Room/Common Areas:

- Do not put too many plugs in one outlet/power bar.
- If you have radiators, do not put flammable items near them.
- Make sure all cigarettes and fireplaces are put out properly and there are no lingering embers.

Bedrooms:

- Do not leave space heaters/fans on overnight.
- Do not leave candles unattended.

Bathrooms:

- Make sure curling irons, blow driers, straightening irons are unplugged when not in use.
- Check for combustible cleaning products and make sure they are away from heat sources.

SUMMER SUBLETS

By Ankur

A lot of students end up signing leases beginning May 1st, but don't intend on staying in London during the summer. However, that's four months of rent being paid during which you won't be using the house. A potential way to recuperate some of this money is by subletting for the summer.

A sublet is an agreement between the tenant and the sub-tenant (the person wishing to stay in your rental over the summer). Bear in mind, the main tenant is legally responsible for the property and any damage caused by the sub-tenant. If a sub-tenant does cause problems or leaves damage, you may hold them liable for damages through Small Claims Court.

Because of this, sublets are not covered under the Residential Tenancies Act (RTA). This Ontario rental law oversees the rights and responsibilities available in a landlord-tenant relationship. Since a sub-tenant is a tenant of a tenant (i.e. a "sub-tenant"), the RTA does not apply for a sub-tenant and tenant relationship.

Where to find sub-tenants? A good way to do this is by advertising on Fanshawe's Off-Campus Housing Service web site at: <http://www.fanshawec.ca/services/campus-life/housing/campus-housing>

Important points:

- You cannot charge the sub-tenant more rent than you pay.
- Best to sublet to people you know and trust.
- You are liable to the landlord for any damages, disturbances or unpaid rent caused by the sub-tenant.

RENT DEPOSIT INTEREST PAYMENT

If you are a tenant covered under the Residential Tenancies Act (you do not share a bathroom and/or kitchen with the owner or a member of their immediate family), and you have resided in your rental unit for at least 12 months, you are entitled to claim the interest on your rent deposit.

The interest rate changes yearly, as declared by the Ontario government, and is in relation to bank interest rates. For 2013, the interest rate you can claim on your deposit is 2.5%. For 2012, it was 3.1%.

If you have resided in the same rental unit for a couple years (interest can be claimed once for every 12 months in a rental unit) and have never claimed your interest, you can also do this and receive the interest rate from past years, as noted above. To claim your rental interest, simply write your landlord a letter requesting the interest be paid back to you.

MARCH QUIZ

Send answers to gmatthews@fanshawec.ca before April 1st for a chance to win a \$25 Bookstore gift certificate.

1. Name three types of falcons.
2. What is the name of the Fanshawe College mascot?
3. Name a magazine that features birds.

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

OR

Monday – Friday: (519) 661-3787

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