

# The OC Link

*Off-Campus Living News for Fanshawe College Students*

October 2013

## **ROOMMATES AND MID-TERMS: MAKING IT WORK**

By Christina

Roommates, assignments and mid-terms often don't mix as smoothly as we would like. The following are some tips to help you avoid or remedy problems arising from the collision of different study habits and schedules:

1. Establish a Roommate Agreement. This agreement will cover the basics such as guest policies and studying arrangements, which will be very useful to consult come exam time. Each roommate can outline their studying preferences and work out a compromise ahead of time in order to prevent future conflicts.

2. Establishing Quiet Hours. These can be times used for studying and sleeping so that everyone in the house can study in peace and be well rested.

3. Make a cleaning schedule. While everyone is busy studying for exams or writing papers, it can be difficult to find time to maintain the common living spaces. A schedule will help ensure that each roommate is contributing to the overall cleanliness of the space and hopefully avoid any disputes that could arise.

4. Should a conflict arise where a neutral third party is needed to help find a resolution, you can contact Fanshawe's Housing Mediation Service. This service will provide an objective and helpful perspective for any conflict you may have.

## **KEEPING IT HOT HOT HOT**

By Nicole

As the winter months roll around everyone wants a warm, toasty house to come back to after a long day of class. Sometimes problems may arise if your furnace isn't working so well, or if your landlord has complete control over the heating of your rental unit. If you encounter these problems it is important to remember that London has heating requirements!

- Heating requirements are in effect from September 15th to June 15th.

- Temperatures must be kept at 20°C between 6:00 a.m. and 11:00 p.m., and 18°C from 11:00 p.m. to 6:00 a.m. the next day.

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- A landlord must provide, maintain, and repair the heating system of any rental unit.

But what happens if your landlord doesn't abide by the heat by-law or if the furnace doesn't work?

Treat it as a repair request and follow the steps in the article above!

## **SUPER SAFE STUDENTS!**

By Allie

Since students have been back in London, crime rates have risen. Here are some important safety tips to consider in order to make sure that mid-term season doesn't become any more stressful!

### **LOCKS**

- Lock all windows and doors and ensure they work properly—EVEN WHEN INSIDE
- Consider deadbolts for extra security

### **LIGHTING**

- Ensure the exterior of your house is well lit, so thieves don't have a place to hide

### **ADDITIONAL ENTRANCES**

- Ensure there is no possibility of breaking in through the garage or basement window

## OUTSIDE ITEMS

- Lock up or securely store bikes or other items left outside

## IDENTIFICATION

- Do not put your name anywhere outside your house

## INVENTORY

- Engrave an identifying mark on all expensive items
- Keep inventory of all items including serial numbers of electronics
- Keep expensive items out of view from windows

## INSURANCE

- Consider purchasing rental insurance or add on to your parent's insurance to insure items from theft, fire or flood

Here is a list of NON-EMERGENCY contact numbers for more information or crime reports:

Police (non-emergency): 519-661-5670

Fire: 519-661-5615

## HOW TO MAKE A REPAIR REQUEST

### By Neethu

Leaky toilet? Sink faucet not working? Want to make a repair request but don't know how? Read on and discover how to get your problems fixed!

Step 1: Submit a written letter with your repair request to your landlord

- Send this letter by registered mail or ExpressPost as it requires a signature and can therefore act as proof they've received your request
- Include a completion deadline in the letter (Eg. 10 business days)
- Keep a copy for your records

Step 2: If repairs have not started by the deadline, you may want to contact City Property Standards (519-661-4660) to have an inspection done – if they find any problems, they will require the landlord to fix them!

Step 3: If you would like to receive a refund on your rent, try negotiating with your landlord and get any agreements in writing.

Step 4: If that does not work, here are a few more options based on your living situation:

- If you do not share a bathroom and/or kitchen with the owner or a member of their immediate family, you are covered under the Residential Tenancies Act (RTA). Under the RTA, you can apply for abatement of rent through the Landlord & Tenant Board (1-888-332-3234). You can also request to pay part or all of your rent to the Landlord & Tenant Board using their "Request to Pay Rent to the Board" form.

- If you are not covered by the RTA, you could contact legal aid for further assistance.

As a Fanshawe student, you could consider contacting Housing Mediation Services (519-452-4282) to have a neutral third party mediate a discussion between you and your landlord.

## FOOD FOR THOUGHT

### By Adrienne

This time of year students have a lot on their plate, and it's easy to lose the motivations to stay healthy and positive! Here are some tips for how to stay healthy during mid-term and essay season:

#### 1. Stay hydrated!

Always keep a (re-usable) water bottle on you so you drink the recommended eight cups a day. Take advantage of the water fountains to refill your bottle throughout campus.

#### 2. Hit the gym or opt for a walk

Avoid tunnel vision—give your eyes and brain a break by walking around campus or hitting the gym. Consider checking out the campus gym to burn off some steam!

#### 3. Get your zzzz on!

Warm milk and herbal teas before bed have a sedative effect, while a carb-rich snack an hour or so before bed will keep you up. Be serious about getting sleep because it gives your brain time to consolidate information.

#### 4. Snack smart and be thorough in getting all your vitamins.

Get iron and Vitamin B from red meat, cereal and spinach. Pack carrots and hummus instead of a granola bar. Avoid sugary foods because they can slow you down. Try to eat at regular intervals to avoid energy slumps and binge eating.

#### 5. Say hello!

Skype family from home or bother your housemates for a 10 minute chat. Feeling social support can go a long way (it's said to decrease the risk of heart attacks). Talking things out is also a good study strategy and it changes up your studying method so you feel less exhausted.

## TIPS TO A FIRE-FREE HALLOWEEN

### By Neethu

Avoid having a frightening Halloween this year by following these simple fire safety tips!

- If you decide to put up Halloween lights, make sure they are CSA approved and check for cracked or frayed cords.
- Make sure any other Halloween decorations are safe and preferably made from non-flammable material.
- Keep any jack-o-lanterns, candles and open flames far from anything flammable and never leave them unattended, especially as it can be windy at night!
- As the weather starts to get colder, if you decide to keep warm with a space heater/fan, make sure it is about a metre away from anything that could catch fire and to turn it off when leaving the house and going to bed.

For more on how to stay fire safe this month, visit: <http://www.london.ca/residents/Fire-Department/residents-resources/Pages/General-Home-Safety.aspx>

### **AVOID HORRIFYING HALLOWEEN FINES!**

**By Allie**

With Halloween and the new fall reading break coming up students are ready to celebrate! But because a costume party isn't fun when actual police officers show up, here is a list of bylaws to be aware of so your night doesn't become haunted!

#### **LIQUOR OFFENCES**

- Alcohol can only be consumed in a residence or licensed area.

#### **LEGAL LIABILITY**

- Any tenant can be held liable for the actions of intoxicated individuals leaving their premises, even if the person consumed alcohol they brought to the party.

#### **NOISE**

- London has a 24/7 Noise Bylaw
- Tickets \$200 - \$2,000—each tenant can be charged.
- Persistent/uncooperative gatherings can be charged with nuisance starting at \$500

#### **MISCHIEF**

- Purposely causing problems for neighbours
- Every tenant could face a fine of up to \$5,000 and jail time

#### **PROPERTY UPKEEP**

- Junk and litter must be cleaned off lawns, outside furniture must be minimal

#### **KEGGERS**

- Illegal to sell alcohol in your home and to disguise the cost as a coat check, paying for a DJ, etc.
- Every occupant can be charged for: Noise Bylaw, Mischief, Nuisance, Sale of Alcohol
- The Police will also confiscate any alcohol or proceeds from the event

### **HALLOWEEN DODGEBALL COMPETITION**

Thursday, October 31st from 12:00-3:00pm

Gym 1 & 2

Best Costume – receives \$50 gift certificate to Fanshawe Book/Clothing Store

Winning Team – receives Campus Rec Prize Pack

Free food supplied to participants after games are completed.

See Jackie Corby in Athletics for more information.

### **CONNECTING TO THE COMMUNITY**

Bell Canada	519-310-2355
Blue Box Info	519-649-6262
City Fire Prevention	519-661-4565
City Garbage Collection	519-661-4585
City Parking Enforcement	519-661-4537
City Property Standards	519-661-4660
Community Legal Services	519-661-3352
Fanshawe Student Union	519-452-4109
Information London	519-432-2211
London Hydro	519-661-5503
Reliance Home Comfort	1-877-267-7902
Rogers	519-646-3300
Union Gas	1-888-774-3111
Garbage/Recycling Collection Zone Map: <a href="http://www.london.ca/residents/Garbage-Recycling/Garbage/Pages/Garbage-Calendar-and-Zone-Maps.aspx">http://www.london.ca/residents/Garbage-Recycling/Garbage/Pages/Garbage-Calendar-and-Zone-Maps.aspx</a>	

### **OCTOBER QUIZ**

1. Who is London's Police Chief?
2. What is the name of London's largest newspaper?
3. Who is London's Mayor?

Send answers to [gmatthews@fanshawec.ca](mailto:gmatthews@fanshawec.ca) before November 15th for a chance to win a \$25 Bookstore gift certificate.

### **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**

