

THE OC LINK

OFF-CAMPUS LIVING NEWS FOR FANSHAWE COLLEGE STUDENTS
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London City By-Laws

By Elizabeth

Welcome back to school! To have the best experience living with your friends, it is important to remember some of these London city by-laws to make sure you are in safe hands.

Noise: London has a 24/7 noise bylaw, and charges can be brought against every tenant of the offending property – regardless of whether they were contributing to the noise, or even present! Tickets range from approximately \$200 to \$2,000 a person.

Nuisance: If the behaviour of your guests becomes disruptive to the public, you and your guests can be charged with nuisance. This charge can carry fines from \$1000 to \$25,000.

Mischief & Vandalism: If the police feel individuals have purposely caused problems for their neighbours, they may be fined for mischief. Vandalism is a criminal offense and includes behavior such as stealing road signs or neighbour's lawn ornaments. Both types of charges may result in a court appearance, jail time, and even a criminal record.

Property Management: It is important that you keep your lawn clean and free of any garbage, regardless of whether or not it is your own garbage (if it's on your lawn, then it is your responsibility to clean it up). Leaving litter strewn all over your lawn is unsightly and can result in a visit from a By-law Officer, along with a possible fine if you don't clean up. It is a good idea to set up a garbage schedule reminder with your housemates using the Recycle Coach App so that garbage is taken out on the designated pickup days. Remember that garbage bins have to be taken in after collection.

Parking: London is very strict with where you are legally allowed to park. You cannot park on the curb, on the sidewalk, or on the lawn. It is also illegal to park on the streets from 3 to 5 a.m. It might just be easier to say, only park on your driveway!

Liquor License Act: There are also provincial laws to be aware of. Most people know that it is illegal to be belligerently intoxicated in public – fewer people know that they can be held legally and financially responsible for the actions of anyone who drank in their home, even after they've left the house and drank their own alcohol.

Use Your Green Power

More and more people are having climate grief, depression, anxiety and mourning over climate change. However, you don't have to! Because at Fanshawe, you can use your green power.

You probably have noticed that here on campus, waste bins usually come in four – green, blue, grey, and black, representing compost, container, paper, and landfill. And we call each set a recycling centre. Fanshawe takes pride in the recycling centres because we are able to divert waste to compost instead of landfill.

The bonus is, the compost will be turned into electricity. Therefore, by putting the right waste in the green bin, you are literally generating green power!
So what can go to the compost bin?

Food waste, such as banana peels, leftovers, and apple cores. But there's more to that! Any food and drink related paper product can go to compost, such as sandwich wrappers, napkins, poutine containers, and pizza containers. And above all, the coffee cups! Can you imagine how much waste we can divert from landfill by simply putting our coffee cups in the green bin?

The green power is in your hands. Let's combine our green power together make a change.

Bus Route Changes

By Winnie

London has finally updated some of their bus routes and many of these changes will be relevant to Fanshawe students. There are bus routes that are starting to service new areas so check out the link below to find changes relevant to you: <http://www.londontransit.ca/2019/06/18/city-wide-changes-september-1-2019/>

Home Safety Tips and Tricks

By Haleh

Make sure all possible entrances have locks

While door locks are a given, all windows, especially on the ground floor, should have locks to ensure safety. Tip: For a sliding door or window, consider placing a wooden stick or metal pipe in the bottom track of the door or window slide.

No security system? No problem!

You can print off a logo of a security system company and place it on your window to ward off possible intruders searching for unguarded homes.

Do not leave extra keys outside

That potted plant or doormat may seem like an inconspicuous location to hide a key for a friend or in case of an emergency, but outdoor furniture and ornaments are often the first place potential burglars search for an easy entry.

Have a neighbor collect your mail when leaving for an extended period

A pile of unopened mail in your mailbox is a telltale sign that the home is vacant.

Always leave a light on

Leaving a porch and/or backyard light on even when you are not home is a good idea because it can often deter a potential intruder from entering. Consider investing in self-timing lights that will turn on and off in set intervals. It is a great way to maintain the illusion of an occupied home and will help save money on utilities in the long-run!

Move-in tips

By Haleh

Take pictures of your rental

The hustle and bustle of move-in day can often be distracting, but it is important to document the condition of your rental when you move-in. Perform a thorough examination and note any problem areas. Doing so can prevent you from being charged for existing damages when move-out day rolls around.

Bring a toolkit

Your rental will most likely need light maintenance work throughout the year, whether it be for fixing broken furniture or hanging up a picture. It is handy to have a toolkit for quick fix-ups if the need arises.

Get to know your neighbors

When you have a chance, make sure to become acquainted with your new neighbors. They may be able to lend you a helping hand down the road. It's wise to exchange contact information, so if a problem arises, you can contact each other to resolve issues.

Celebrate your new abode with friends!

But remember that London has a 24/7 noise bylaw, so make sure to celebrate respectfully and responsibly!

Fire Safety Tip: Smoke Alarms!

By Gabi

With the school year starting up, it's a great time to check your smoke alarms. We are often guilty of falling into a "that-won't-happen-to-me" mindset, but it is important to take precautions because accidents do happen.

- According to Ontario law, every home must have a working smoke alarm on each floor and outside all sleeping areas.
- If your rental unit does not have the required number of smoke alarms, contact your landlord immediately. They are legally responsible for ensuring their property complies with this law.
- Test your smoke alarms once a month using the test button. If it beeps loudly, you're good to go. If the sound is weak or nonexistent, replace the batteries. It only takes about a minute and could save a life.

For more information, visit www.london.ca/residents/fire-department

Housing Horror Story

Answered by Gabi

"My roommates and I signed a lease last year that will go until April 30, 2019. However, now that we have moved in and started living together, things aren't going very well! One of my roommates has decided to move out already, but thinks she can just leave and stick us with her rent payments. Can you please help us explain to our roommate what her legal responsibilities are?"

The solution depends on whether the tenants are on a separate lease (a document with only one tenant's signature on it) or joint lease (a document signed by all tenants in the rental). On a separate lease, the tenant and guarantor are liable for only the tenant's rent and damages. In this case, the other roommates are responsible for their own part of the rent and not of the roommate who moved out.

If the tenants are on a joint lease, the tenants and guarantors are liable for the rent of all tenants on the lease and are therefore responsible for paying the rent of the tenant that moved out and stopped paying rent.

In this case, roommate mediation may be an option to help the tenants resolve the dispute and work on a solution together. Our office provides free roommate mediation for Fanshawe students. Contact us at 519-452-4282 or email housing.mediation@fanshawec.ca to learn more.

TIP: When signing a joint lease, it is important to choose your roommates carefully because you are liable for their rent and damages. Joint lease or not, we encourage you to fill out a Roommate Agreement that you can refer to later if necessary. This document is on our website at: <https://www.fanshawec.ca/roommate-agreement>

Fanshawe College Housing Mediation Service-Counselling and Accessibility Services

Wednesdays from 8:30 a.m. to 4:30 p.m.

Office: Room F2010, London Campus

Phone: 519-452-4282

Email: housing.mediation@fanshawec.ca

Website: www.fanshawec.ca/housing

OR

Monday to Friday: 519-661-3787