

THE OC LINK

OFF CAMPUS LIVING NEWS FOR FANSHAWE COLLEGE STUDENTS MARCH 2020

In This Issue:

- St. Patrick's Day Smart Party Tips
- Tips for Moving out at the End of your Lease
- Away for the Summer: Subletting!
- Fire Safety Tips: Minimizing Fire Hazards in Your Home
- Housing Horror Story: Practice Home Safety!
- Contact Us

St. Patrick's Day Smart Party Tips

With St. Patrick's Day celebrations soon approaching, here are some home safety and party tips to keep in mind while having a sham'rocking day.

1. Lock and Leave Your Valuables: Limit yourself to the necessities, such as small amounts of cash and your phone. The less you bring, the less you risk losing!
2. Understand London By-Laws: (1) Property standards must be maintained throughout the holiday (2) The Liquor License Act prohibits consumption of alcohol anywhere other than a residential or licensed area.
3. Responsibilities of Tenants: (1) If a party is being hosted at your rental unit, you as the tenant are responsible for the behaviour and conduct of your guests and visitors. (2) If the behaviour of your guests becomes disruptive to the public, you and your guests may be charged up to \$25 000.
4. Plan Your Trip Home: Use third party transportation such as the LTC, Mustang Express, taxi or have a designated driver in the group.

Tips for Moving out at the End of your Lease

You're all settled in to the cozy rental you called home for the past six months and it's nearing the end of the school year. Like many others, you're planning to move out at the end of April and Fanshawe's Off-Campus Housing Service has some tips to make your move an easy one!

1. If you're living in an apartment, make sure to reserve an elevator to ensure that you're able to move all of your belongings out on your preferred date.
2. Landlords often charge key deposits, ensure that it's returned when you return your keys (if provincial rental law applies).
3. Collect the interest payment for your rent deposit if you have lived in your rental for at least 12 months and you are covered under Ontario rental law (Residential Tenancies Act).
4. Make sure that your unit is clean after you move your belongings out to avoid cleaning fees.
5. Pack all your belongings in advance of your move out day to avoid forgetting anything.
6. Make sure that all appliances and furniture that are provided by the landlord remain in the unit.
7. Return all your keys, fobs, and laundry cards back to your landlord.
8. Place all garbage and recycling curbside the night before your collection date. If not possible, ask your landlord to do so. Don't leave garbage at the curb when it's not your collection day!
9. Ensure that fridges, freezers, and cupboards are emptied.
10. After moving out, take pictures of your rental unit to document the condition of your rental. This documentation is useful in the event that you are unfairly charged for damage or cleanings.

Away for the Summer: Subletting!

Are you living away from your house for the summer? If you do not share a bathroom and/or kitchen with your landlord or their immediate family then you are covered under Ontario rental law (the Residential Tenancies Act or RTA) and are entitled to sublet your room/rental for any amount up to your actual monthly rent.

Subletting involves a non-RTA relationship between yourself and your sub-tenant. You are liable for the actions of your sub-tenant, including missed rent and damages. For these reasons, we suggest choosing your sub-tenant wisely and signing a Sublet Agreement found on our website here:

https://www.fanshawec.ca/sites/default/files/uploads/housing/sublet_agreement.pdf.

It's important to note that your landlord cannot charge you a fee to sublet and may only charge you for reasonable out-of-pocket expenses, for which you can require proof of payment.

You can advertise your sublet on Fanshawe's Off-Campus Housing Service website:
<https://offcampushousing.fanshawec.ca/>.

Fire Safety Tips: Minimizing Fire Hazards in Your Home

While you may think it can't happen to you, the fact is that many students are regularly affected by house fires in off-campus accommodations. Being proactive about fire safety can give you and your housemates some peace of mind, and can save you from the ample stress, expenses and dangers that result from house fires. Here are some tips to help fend off flames in your rental unit:

1. Speak with your landlord to ensure that your home's heating equipment is professionally cleaned and inspected every year.
2. Never run electrical cords under rugs or furniture.
3. Avoid using any items with frayed cords.
4. Never leave lit candles unattended – this includes sleeping when a candle is burning in your room!
5. Keep stovetops clean and don't leave the room while cooking.
6. Avoid overloading electrical outlets with extension cords or power bars.
7. Use flashlights during power outages instead of candles.

Housing Horror Story

Moving into a shared living space for the first time can be challenging. Most experiences are positive, but there are often 'horror stories' that alter the way students perceive living off-campus. One student shares an experience that could have been easily prevented using the roommate agreement:

https://www.fanshawec.ca/sites/default/files/uploads/housing/roommate_agreement.pdf.

This student says, "I signed a joint lease with some friends, and when we moved in, one of them brought a dog with them. Little did they know, I am allergic to animals. This became a big issue due to miscommunication and caused arguments. I wish we had talked about our expectations as roommates before we signed the lease."

Fanshawe College Housing Mediation Service-Counselling and Accessibility Services

Tuesdays from 8:30 a.m. – 4:30 p.m.

Office: Room F2010

Phone: 519-452-4282

Email: housing.mediation@fanshawec.ca

Website: www.fanshawec.ca/housing

OR

Monday to Friday: 519-661-3787