



# MADAWAN MASENYGUN

## CLOSE BEFORE YOU DOZE

### It's Time To Add "Close Your Door" To Your Fire Safety Checklist

You know how important it is to have working smoking alarms, escape plans, and a designated meeting place in case of a fire. But did you know that closing your doors in your home is also important for your safety?

Closed doors can reduce fire growth, limit damage to your home, keep temperatures down, and can even save your life if you

become trapped.

### Did You Know?

Because of synthetic materials, furniture and construction, fire spreads faster than ever before.\*

**Make A 900 Degree Difference:** A closed door can mean reducing 1,000 degrees down to 100 degrees.

**Take It Down A Notch:** During a fire, a closed door can keep carbon monoxide levels at 1,000 PPM versus 10,000 PPM

if the door is left open.

**Take A Breather:** A fire needs oxygen to burn. A closed door keeps more oxygen in the room and away from the fire. When you exit a fire, make sure to close your door behind you to slow down its growth.

**Doze Safely:** 50% of house fires happen between 11 p.m. and 7 a.m. Closing your doors before you hit the hay helps keep you safe.

**Power Outage Reports and Information**  
613) 738-0188

Hydro Ottawa relies on customer calls to help pinpoint the cause of an outage and ultimately shorten their response time and the duration of the outage.

There are times when they are unaware of outages until helpful customers notify them.

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## CANADIAN TULIP FESTIVAL 2018

2018 Canadian Tulip Festival will begin on Friday, May 11 and ends on Monday, May 21st.

### Location: 5 Official Venues:

Commissioners Park - Dow's Lake; Lansdowne Park; ByWard Market; Zibi Gatineau; Garden Promenade.

**Uniquely Canadian and one of the largest events of its kind in the world!**

The Canadian Tulip Festival is produced under

license for the Canadian Tulip Legacy, a non-profit charitable organization established to celebrate the historic Royal gift of tulips from the Dutch to Canadians as a symbol of international friendship and preserve the legacy of the role of the Canadian troops in the liberation of Europe and the birth of Dutch Princess Margriet in Ottawa during World War II – the only royal personage ever born in Canada.

### Highlights

- Tulip Gardens
- Floral Exhibition
- Garden Tours
- Art and photography exhibits & workshops
- Parades
- Fireworks
- Cultural Performances
- Swing Dance

Mother's day Brunch

## ROOF LEAKS CAN TAKE TIME TO FIND AND SOLVE: TENANT INSURANCE IS A WISE INVESTMENT

### ANSWER

Your landlord is responsible for maintaining your unit in a good state of repair, and that includes taking reasonable steps to correct roof leaks in a timely manner. What is timely depends upon the nature of the problem and its solution, the availability of tradespeople to do any needed work, the effect the leak has on you and other factors.

A proper examination for the roof is very difficult to do when a roof is covered in snow. As well, some leaks are brought on only by unusual weather; such as heavy rain along with wind in a particular direction, potentially making a problem even harder to diagnose. As well, roof repairs are often not feasible during the winter.

You are best to move the expensive furniture further away from the area where the leak occurred, and keep a careful eye on that area. If any renewed leak occurs, note the date, time and weather conditions, and report that information to your landlord.

Depending upon the nature of the

problem, the steps needed to correct it could be simple or more involved. It is generally acceptable for your landlord to attempt a simpler solution, such as a patch or re-caulking, as a first step. One possible cause for leaks is the presence of ice or other debris on the roof, trapping water. However, it would make you feel better if you know that careful steps were taken to investigate the problem.

Landlords are not responsible to make sure no repair problem ever occurs. They need to do reasonable preventive maintenance, and then respond to problems that arise.

If there is a second leak, then you can make an application to the Landlord and Tenant Board. You can seek an order that your landlord do specific repair work within a given time period.

You can also apply for a rent abatement to compensate you for a second leak. In determining an abatement amount, the board will consider whether you reported each leak

promptly, the landlord's maintenance program and his response to each leak, the length of time that leaks have persisted, and how much effect they have on you.

In the mean time, you are responsible for minimizing any damage the leak may cause, such as keeping your furniture and other belongings away from the affected area until the problem is resolved.

You and every tenant are well advised to obtain tenants' insurance so that if your furniture or belongings are damaged by water infiltration you can obtain reimbursement for the expense of replacing the furniture or belongings. Insurance on belongings, or "contents," usually comes bundled with insurance against liability, which will protect you if you accidentally damage the building or other tenants' belongings. Both types of insurance are economical and well worth having.

**SOURCE BY: DICKIE & LYMAN LLP  
WHO PRACTICE LANDLORD/  
TENANT LAW AND OTHER AREAS  
OF LAW**

## CIGARETTES' OTHER HEALTH HAZARD: HOUSE FIRES

### SAFETY TIPS

Here are some safety tips to help you prevent smoking-related fires in your home or business:

- If you smoke, smoke outside.
- Make sure butts and ashes are out, preferably by dousing in water or sand.
- Indoors, use deep, wide ashtrays on a sturdy table.
- Check under furniture and other places where butts may have fallen out of sight.
- Never smoke in a home where oxygen is being used.
- If you smoke, choose fire-safe cigarettes. They are less likely to cause fires.
- Be alert. Don't smoke if you are sleepy, have been drinking or took medication.
- Keep matches and lighters up high, out of children's sight and reach.

## PET OWNER'S RESPONSIBILITIES

### Taking Care of Your Pets

You have the right to own and enjoy pets that meet City of Ottawa By-laws. All tenants also have the right to a clean and safe environment.

### Stoop and Scoop

Pet owners must pick up all pet droppings from Madawan Place property. Failing to stoop and scoop is against the law.

Use a shovel or a bag to pick up the waste and dispose of it immediately.

### Flush

You can get rid of dog waste by emptying it from the bag and flushing it down the toilet.

### Regular Garbage

You can also get rid of animal waste by wrapping it in absorbent paper, sealing it in a garbage bag and putting it in the regular garbage.

### Noise

Pets also have to follow the City Noise By-laws. You need to make sure your pets don't disturb the peace and quiet of your neighbours.

### Roaming

🔗 Dogs need to be kept on a leash on Madawan Place property.

🔗 The By-laws states the leash shouldn't be longer than 3 m (9 ft).

🔗 Pets should be kept indoors or supervised when outside at all times.

🔗 Cats or dogs should not be roaming hallways or communities.

### Can I be Evicted Because of My Pet?

You can't be evicted simply because you own a pet. You could, however, be held responsible for damage or injuries caused by your pet.

But, pet owners can be evicted on the following grounds:

🔗 Significantly disturbs other tenants

🔗 Threatens the safety of Madawan Place employees or the tenants.

🔗 Causes significant damages to the home

🔗 Causes a serious allergic reaction in another tenant

🔗 Is prohibited by law

### Who Do I Call?

If there are By-law infractions by a pet

owner on Madawan Place call 3-1-1 and a City of Ottawa officer can be sent to access the situation.

You can also contact Madawan Place at 613-232-0016 to initiate a complaint or to report an infraction. Madawan Place will investigate all serious tenant complaints about other tenants.

### Did You Know?

Registering Your Pet: All cats and dogs need to be registered with the city. They also have to wear a tag provided by the City upon registration at all times. Having registered tags is an easy way to track pets when they are lost.

Now remember to stoop and scoop whenever your pet makes a mess whether they do it outdoors or indoors.

Pets give their owners a sense of companionship, security and joy. Just as all tenants have the right to a clean and safe environment. You may keep a pet unless owning that kind of pet is against the law.

**PLEASE CLEAN AFTER YOUR PETS.**

## HOW TO PREVENT BED BUG INFESTATIONS

### How Do Bed Bugs Move Around?

Bed bugs can only crawl. They will crawl from room to room or from suite to suite in multi-family buildings, by travelling along pipes, or crawling into and out of spaces in walls. To go long distances (like from building to building) bed bugs need help from people,

New infestations start when a person moves items such as furniture, clothing, backpacks, handbags, linens, decorative items, books, cardboard boxes, and any other items where bed bug could be hiding to a new place. The person usually doesn't know that there are bed bugs in the item or

items.

### How Do I Prevent Bed Bugs From Infesting My Home?

Taking precautions to prevent bed bugs entering your home and becoming established is your best defense.

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## RECIPE OF THE MONTH

### FAST NOT-FRIED RICE

2 large eggs  
1 cup whole grain brown rice, instant  
3 green onions  
1 handful parsley  
salt and pepper to taste

Bring a small pot of water to a boil. While you wait, put your raw eggs into a bowl of warm water to bring them to room temperature. Once the water in the pot is boiling add the eggs and cook for 10 minutes. Remove and cool.

Peel the eggs and then grate them into little strips on a grater - using the largest holes. Set aside.

Make the rice following the instructions on the package. While the rice cooks chop the parsley and slice the green onion into small pieces.

When the rice is finished stir in the egg, onion and parsley. Season to taste with salt and pepper.

You can use whatever is in the fridge for this meal (or side dish) so use up any vegetables you have or thrown in frozen peas or corn as well.

## JOKE CORNER

**(Q)** A man tells his doctor, Doc, help me. I'm addicted to twitter.

**(A)** The doctor replies, "Sorry, I don't follow you".

**(Q)** Did you hear about the claustrophobic astronaut?

**(A)** He just needed a little space.

**(Q)** What do you call it when you have your mom's mom on the speed dial?

**(A)** Instagram

## HOW TO PREVENT BED BUG INFESTATIONS

⌘ Don't pick up discarded items from the street or back lane. It may have been left there because it was infested with bed bugs.

⌘ If you spend any time in a place that might be infested with bed bugs, take precautions when you come home.

⌘ Inspect your home regularly for bed bugs. This can be as simple as inspecting your bed every time you change the sheets.

⌘ Encase your mattresses and box springs. This will remove many of the hiding places on your bed and make sure that your mattress doesn't become infested and have to be thrown away. Having encasement on your mattress makes it much easier to inspect regularly.

⌘ Inspect your room when travelling, and take precautions when you get home

### Cleaning Your Items To Remove Or Kill Bed Bugs

⌘ For soft furniture including mattresses, couches, chairs etc., vacuum all cushions/pillows, the top and bottom surfaces, and all crevices using a vacuum cleaner crevice tool.

⌘ For hard furniture like dressers, TV stands, bookshelves etc., wipe the inside, outside, top and bottom with soap and water. Pay extra attention to all cracks and crevices. Seal all the joints with silicone or other sealant.

⌘ Throw away the contents of your vacuum cleaner outside of your home.

⌘ If you think you have or may have a bed bug infestation, don't give away or donate any items. Throw the item in the garbage. If possible, destroy it so it is not likely to be taken away by someone going through your garbage.

## CORDS, EXTENSION CORDS, AND PLUGS

Follow our simple electrical safety tips to keep yourself and your family safe at home.

⌘ Pull the plug, not the cord, when disconnecting an electrical device.

⌘ Never remove a plug when your hands are wet, or if you're touching a metal object.

⌘ The third prong of a plug exists for safety reasons. Do not break it off or bypass it.

⌘ Use only three-pronged extension cords outdoors.

⌘ Keep cords away from sources of heat and water.

⌘ Cords and plugs that show signs of

wear or damage need to be replaced. Stop using them immediately.

⌘ Do not place a cord under a carpet, through a doorway, or anywhere that it could be stepped on.

⌘ Always use extension cords that are properly rated for the amount of electricity you'll be using.

⌘ Extension cords are intended for temporary use. If you need a permanent solution, call an electrician.

⌘ Coil up excess cord length and keep the coil intact with plastic ties or Velcro straps.

⌘ Use a certified power bar if you need to plug multiple items into an outlet.