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MADAWAN MASENYGUN

HEALTH MATTERS

Summer safety for the whole family!

Here are some tips to help keep you and your family cool and safe during the hot summer periods or heat waves:

- ☞ Dress young children and babies very lightly;
- ☞ Stay indoors during the hottest time of the day (usually mid-morning to mid-afternoon);
- ☞ Air conditioners, if available, help— even for young babies;
- ☞ If there is no air conditioner, try to stay at the lowest level of the house as it tends to be cooler and

keep your home as shaded as possible by closing window blinds and curtains. A fan will help as well; and,

- ☞ Drink plenty of fluids. Water is good. It is important to know children may not feel thirsty, but will still need to drink regularly. Avoid caffeine-containing beverages.

National Fire Prevention Association offered the following tips for smoking safety tips:

- ☞ If you smoke, smoke outside.
- ☞ Keep cigarettes, lighters, matches and other smoking materials up

high, out of the reach of children or in a locked cabinet.

- ☞ Put out cigarettes in a deep, sturdy ashtray, and place the ashtray away from anything that can burn.
- ☞ Do not discard cigarettes in vegetation such as mulch, potted plants, landscaping, peat moss, dried grasses, leaves or other things that could ignite easily.
- ☞ Before you throw away butts and ashes, make sure they are out, dousing them in water or sand.
- ☞ Use caution with e-cigarettes, which have led to fires while in use or during battery charging.



INSIDE THIS ISSUE

- Health Matters
- Reminders To Tenants
- Tenant Must Allow Landlord To Access Apartment For Repairs
- Be Cool and Safe During The Summer Heat
- Remind Tenants To Be Safe
- Poop and Scoop
- Safety Tips For Homeowners To Be Aware of During The School Holidays
- Extension Cords and Fire Safety
- Pedestrian Safety Is A Shared Responsibility
- Matches, Lighters, Candles and Smoking
- Recipe of The Month

REMINDERS TO TENANTS

If you tenant(s) are going to be away from your home/unit for an extended period, please shut off water valves to save water consumption and to avoid

floods. These valves are located below the sinks and behind toilet.

Also, notify the office if you plan on being away from

your unit for more than a week or inform the office if you have someone watching your unit. Thank you for your attention!

TENANT MUST ALLOW LANDLORD TO ACCESS APARTMENT FOR REPAIRS

QUESTION

I moved into my apartment two years ago. When I moved in, there was already a noticeable water stain on the living room ceiling. It turns out the central air conditioning unit had leaked from above. My landlord came and investigated and I thought the problem was resolved. Last month, I noticed a new stain in the kitchen ceiling. I think that the ceiling may be rotted through and am concerned that there may be mould. I called the Health Department to ask them to investigate. They haven't come yet. In the meantime, my landlord said they're ready to do the repairs, but I want to wait for the Health Department to investigate first. Can I do that?

ANSWER

Under the Residential Tenancies Act (the "RTA"), landlords are responsible for maintaining a rental unit in a good state of repair and fit for habitation. However, landlords cannot guarantee that a problem will never happen or that a problem will not resurface at some time in the future.

From your question, you seem to think that the problem is related to the air con-

ditioner problem that happened two years ago. This may not necessarily be the case. The problem with the air conditioner may have been solved in 2017. A new air conditioner problem may have surfaced recently, or it is possible that an unrelated problem developed, causing water to flow toward the area above your kitchen ceiling. For example, a pipe in the unit that is located above you may have a small leak. Even if the leak has been repaired, there may still be some water working its way through the ceiling cavity to your ceiling.

The facts you have stated do not indicate whether the repairs will require that you move out of your apartment temporarily or if the repair can be done while you continue to stay in the unit. If you need to temporarily vacate, your landlord may provide you temporary accommodations in a guest suite or vacant apartment as a matter of good will.

However, if you need to move out and the landlord cannot provide temporary accommodations, you would likely not be entitled to any compensation from your landlord other than an abatement

of your rent for the time the unit is not habitable. Costs that you incur for temporary accommodation may be covered by tenant insurance if you have it.

It is good that you told your landlord of the problem, rather than just calling the Health Department and waiting for them to advise the landlord of the issue. However, you need to allow your landlord access to repair your apartment even though the Health Department has not yet arrived.

If your landlord is not living up to their responsibilities to maintain your apartment in a good state of repair, you can file a claim at the Landlord and Tenant Board. The onus would be on you to prove that your landlord failed to meet their obligations under the RTA. That obligation includes properly repairing items as soon as the need for repair is known or ought reasonably to have been known. If a tenant prevents the landlord from promptly completing the repairs, then it is less likely that the tenant's claim would be successful.

SOURCE: DICKIE & LYMAN LLP who practice landlord/tenant law and other areas of law

BE COOL AND SAFE DURING THE SUMMER HEAT

We want you to beat the heat this summer, but there are a few things to remember to stay cool and stay safe.

STAY COOL

☞ Be aware that fans do not cool the air; they just move air around. Don't use a fan to blow out hot or warm air on yourself (this can cause heat illness to happen faster).

☞ If you have air conditioning, at night,

when the air is cool, turn off your A/C unit and open your windows. This will let the hot air escape and move cooler air in.

☞ Please use your air conditioner considerately. Overuse can cause a power outage in your building.

MORE TIPS

☞ Take cool showers or baths, or mist yourself with cool water.

☞ Drink lots of cold fluids, especially water, even if you don't feel thirsty.

☞ Close your blinds and curtains to block out the sun during the day.

☞ Avoid using your oven to cook meals, as this can make your home hotter.

☞ If possible, do most of your cooking at night when the air is cool.

REMIND TENANTS HOW TO BE SAFE

These are a few safety tips to remind everyone to take precautions to prevent a fire in their home.

- {} Clean lint filters in the clothes dryer before or after each use;
- {} Don't overload power boards;
- {} Keep candles away from curtains and put them out before leaving the room;
- {} Don't use LPG cylinders for cooking or heating indoors as they can leak

and the gas is both toxic and highly explosive;

- {} Ensure you have a working smoke and carbon monoxide detectors.
- {} Never leave cooking unattended. If you leave the kitchen, turn off the stove. It takes just three minutes for a fire to take hold, but only seconds to prevent one;
- {} Don't put anything metallic in the microwave;

{} Keep matches and lighters out of reach of children;

- {} Don't cook under the influence of alcohol or drugs;
- {} Turn pot handles inwards to avoid being knocked or grabbed by children;
- {} Keep your oven and range hood clean. Excess grease and fat can ignite in a fire;
- {} If your pan catches fire, don't throw don't throw water on it - get out, stay out and call 9-1-1.

POOP AND SCOOP

It has been observed by many residents that a good majority of our tenants "dog owners" do in fact "Poop and Scoop." There are still people who choose not to take to pick up after their pets. Once again we are reminding all pet owners that they must abide by the City's "Poop and Scoop" by-law, as a failure to do so is both a public hazard and a severe infringement on all residents.

It takes little time for you, the dog owner, to pick up after your dog, whether it is in your front or back yard, in common areas or in other neighbourhoods. We are sure that everyone has had their share of discovering unwanted dog droppings in their yards and in the common areas of their properties. To those of you who clean up droppings, whether or not they were made by their pets, we thank you.

Remember, we all enjoy strolling through the common areas of our properties and children are always running about during the spring and summer months; so, be a responsible tenant and scoop up your pets' droppings. Do not forget about your REAR YARD; accumulating poop in your rear yard is a serious health hazard to all. Dog droppings must be removed daily.

SAFETY TIPS FOR HOMEOWNERS TO BE AWARE OF DURING THE SCHOOL HOLIDAYS

- {} Residents should remember to stop all regular and planned deliveries to their homes while they are away
- {} Remember to unplug all TVs, microwave ovens, and cordless telephones to avoid lightning damages and fire hazards
- {} Arrange with a friend or neighbour

to switch lights on and off at regular times and if possible, ensure this is done in conjunction with random visits to the house

- {} If you have an alarm system, ensure that there is a friend who knows how to deal with the alarm and the consequences of it being activated

- {} Do not withdraw large amounts of money to carry with you on holiday
- {} Avoid posting of pictures or updating on social media on public groups while on holiday
- {} Only inform people close to you about your holiday.

RECIPE OF THE MONTH

ISRAEL SALAD

Ingredients:

- 2 English cucumbers, seeded & diced (no need to peel)
- 1 (10.5 oz) pint grape tomatoes, halved
- 4 thinly sliced scallions, white & green parts (about 1/2 cup)
- 1/4 cup chopped fresh Italian parsley
- 1/4 cup chopped fresh mint
- 1/2 tsp. dried oregano
- 4 tbsp. extra virgin olive oil
- 1 1/2 tbsp. lemon juice, from 1 lemon
- 1/2 tsp. salt
- 1/4 tsp. freshly black pepper
- 6 oz. feta cheese, diced about 1 cup

Instructions:

In a large bowl, combine all of the ingredients except the feta cheese; toss well. Add the feta and gently mix to combine. Taste and adjust seasoning with more salt, pepper, and lemon juice, if necessary. Transfer to a platter and serve.

EXTENSION CORDS AND FIRE SAFETY

Fires can start from using the wrong extension cord or by overloading the plugs with an air conditioner or fan.

ALWAYS

☞ Use a Canadian Standards Association (CSA) or Underwriters Label (UL) cord that can carry power load of your air conditioner or fan.

☞ Use a CSA-approved power bar with a built-in circuit breaker.

☞ Keep cords away from heat source.

☞ Always plug your air conditioner or fan into a three-prong outlet, cord or power bar.

NEVER

☞ Use a damaged or two-prong extension cord.

☞ Keep appliances or home electronics running when not in use.

PEDESTRIAN SAFETY IS A SHARED RESPONSIBILITY

When driving, help keep pedestrians of all ages safe:

☞ Obey all traffic laws, especially posted speed limits in school zones.

☞ Watch for pedestrians at all times and be extra cautious when backing up.

☞ Yield to pedestrians in crosswalks, making eye contact to indicate that you see them.

☞ Never pass vehicles stopped at crosswalks

☞ Stay alert - avoid distracted driving

☞ Do not drive under the influence of alcohol and/or drugs

MATCHES, LIGHTERS, CANDLES AND SMOKING

Enhancing Fire Safety: Fire Safety Is Everyone's Responsibility

Many things in your home can catch on fire if they touch a flame or something hot like a dropped cigarette. Proper use of candles, matches, lighters and smoking materials can less the risk of fire hazards.

Pick A Safe Place

☞ Never use candles in your bedroom or bathroom.

☞ Keep pets and children away from lit candles.

Blow Before You Go

☞ Always blow candles out before you leave a room, not just when you are leaving your unit.

☞ A good way to make sure candles are fully out is by wetting the wicks.

☞ Consider using battery-operated flameless candles.

Make Some Room

☞ Candles should be in a sturdy, safe candle holder that will not burn or tip over.

☞ Keep candles at least 12 inches (30cm) away from anything that can burn. This includes flammable decorations or displays, furniture, and more.

Keep Up And Away

☞ Teach children that matches and lighters are not toys. Let them know that if they find smoking materials, they should give them to an adult right away.

☞ At home, keep cigarettes, lighters, matches and out of reach of children and locked away.