

# MADAWAN MASENYGUN

## DAYLIGHT SAVINGS IS HERE!

On March 11, 2018 set your clocks forward 1 hour and change batteries in all Smoke & Carbon Monoxide Alarms!

Because Daylight Saving Time comes like clockwise each year, it is a super easy way to remember to replace batteries in smoke alarms and carbon monoxide detectors. Replacing them timely can save a life.

### 3 Quick Tips

**Test Batteries Every Spring and Fall.**

Though you can get longer-life batteries, it is always wise to do a check every spring and fall to make doubly sure that the detectors are working. Most batteries will need to be replaced at least every 6 months.

### Test Your Alarms Monthly

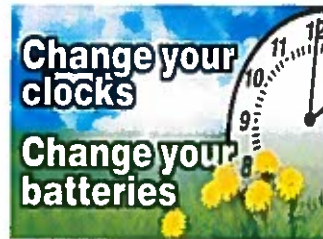
Smoke and Carbon Monoxide Detectors should be tested monthly to ensure they are working properly.

**Replace Alarms Every**

### 10 Years

The National Fire Protection Association advises to replace smoke detectors every 10 years. Detectors have a limited life span as they are constantly filtering the air in the home.

### SPRING FORWARD AND BE SAFE!!



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## HARASSMENT WILL NOT BE TOLERATED

It has been brought to our attention that Gignul Staff working in some units have subjected to foul language while working.

Any verbal abuse or foul language directed to Gignul Staff will not be tolerated.

Gignul Staff have the right to walk away from the premises when they feel disrespected and/or abused. You will have to call the office again to reschedule your work order.

## ELECTRICAL SAFETY TIPS FOR KIDS

To play it safe around your home, just remember the rules for using electricity the right way.

⌋ Never put fingers or other objects in an outlet.

⌋ Keep metal objects out of toasters.

⌋ Never use anything with a cord or plug around water.

⌋ Never pull a plug out of its cord.

⌋ Stay away from substations and power lines.

⌋ Don't climb on power poles.

⌋ Never fly kites near power lines.

### INSIDE THIS ISSUE

- Daylight Savings Is Here!
- Harassment Will Not Be Tolerated
- Electrical Safety Tips For Kids
- Clock Starts Ticking on 24 Hours' Notice of Entry When Note is Left for Tenant
- Smart Home Solution
- Spring & Summer Fire Safety Tips
- Tips For Home Heating Fire Safety
- CRA Scams on The Rise as Tax Season Gets Underway
- Candle Caution
- Recipe of The Month
- Joke Corner

## CLOCK STARTS TICKING ON 24 HOURS' NOTICE OF ENTRY WHEN NOTE IS LEFT FOR TENANT

### QUESTION

I am annoyed with my landlord. Several times I have come home from work on Monday evening to find a notice of entry for Tuesday morning between 10 a.m. and 12 noon. I like to be present when they enter my apartment but on short notice I cannot arrange with my supervisor to work from home. They tell me they have given me 24 hours' notice by leaving the notice on my door on Monday before 10 a.m., and so they have the right to enter, but I don't see it that way. If they would just email me that notice on Monday morning I would be able to make arrangements to be present. What can I do to make the co-op respect my rights?

### ANSWER

Thank you for being clear about your legal situation. The rights of co-op members are determined by the co-op by-laws, but some people, like you, are ordinary tenants of landlords who happen to be housing co-ops. Like all Ontario tenants, your rights are determined by the Residential Tenancies Act (RTA).

The RTA requires 24 hours' written no-

tice of entry except for emergencies, showing the unit after a notice of termination or an agreement to terminate, or if you consent at the time of entry. However, the 24 hours starts to run from when the notice is left for you, not from when you actually receive it.

As a courtesy, the co-op (or any landlord) could email the notice, but as of now they cannot just email the notice, so most landlords do not take that additional step. Most landlords, property managers and co-op employees are busy people who have to work fast to meet the legal requirements, and have no time to do extra work.

Soon it may be that an email notice will be valid, and once that is the case, more landlords will send notice of entry by email. The new standard lease, which will apply to most tenants on and after April 30, will include a clause in which tenant and landlord can agree to accept notices by email, but to make that effective, the Landlord and Tenant Board will need to change its rules of practice to allow notices of entry to be delivered by email. (The RTA has also not yet caught up with

texting and other electronic communications).

At least your landlord seems to be giving you a reasonable window of time for the entry to take place. For many entries a two-hour window is the shortest window you could expect. In many cases, landlords need to give longer windows such as four, six or eight hours. Landlords need to provide a window of time that is reasonable considering the reason for entry.

For example, if the entry is to allow a tradesperson, such as a plumber or an electrician, to enter to do work, a landlord may well give a window of four or six hours. Trades often say they will be there in the morning, but are delayed until 1 p.m., or in a rare case they may say they will be there in the afternoon but arrive at 11:30 a.m. It is in one's interest for them to have to leave without doing the work they were called in to do, or have to wait, charging your landlord for their time.

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

## SMART HOME SOLUTION

### All-Natural No-Scrub Strategy To Deep Clean An Oven

Your oven is in need of a good cleaning, but you don't want to use the self-clean feature, which can damage the appliance. Rather than waste precious time scrubbing, try this: Brush out any loose bits, then make a paste of ½ cup of baking soda and 3 tbs. of water. Use a sponge to cover the interior with the paste (taking care to avoid clogging

vents). Close the door and let sit overnight. In the morning, add equal parts water and vinegar to a spray bottle and saturate the oven; wipe clean with a wet sponge. The alkaline baking soda cuts through grease overnight, and the bubbly mixture formed when it reacts with vinegar breaks down grime.

### Deodorize Carpets - For Less

The secret to unveiling fresh-smelling rugs without pricey cleaning powders? Fill a jar with 1 cup of cornstarch and 1 tsp. of ground cloves. Shake to combine, then sprinkle on the carpet. (Spot-test in an inconspicuous area first). Let sit for 20 minutes before vacuuming thoroughly. The absorbent cornstarch soaks up odors, and leaves behind a pleasant scent.

## SPRING & SUMMER FIRE SAFETY TIPS

### In The House

As the warm weather approaches, remember to check your house for the following:

- ☞ Test your smoke and carbon monoxide detectors, change batteries immediately if needed.
- ☞ Check your fire extinguishers.
- ☞ Check for overloaded or damaged extension cords, replace where needed.
- ☞ Ensure you have an emergency

preparedness kit in case of incidents such as power outages and flooding.

- ☞ Practice your families fire escape plan so everyone knows what to do in case of an emergency.
- ☞ Windows should be checked to ensure they open and close properly, in case they are needed as an exit.
- ☞ Properly store household chemicals and never mix cleaning agents.

☞ Recycle: Get rid of old newspapers, magazines and junk mail. These items tend to pile up and can greatly contribute to the severity and spread of fire.

- ☞ Check and clean filters above the stove.
  - ☞ Pull refrigerator out and vacuum or dust the coils.
- Always keep stairs and landings clear for safe evacuation in event of an emergency.

## TIPS FOR HOME HEATING FIRE SAFETY

As you try to keep warm until the late spring thaw - thank you groundhog - keep in mind the following safety tips to reduce the chance of fire breaking out in your home.

### Space Heaters

- ☞ Turn portable heaters off when leaving the room, going to bed, or leaving the home.
- ☞ Always use the right kind of fuel, specified by the manufacturer, for fuel

burning space heaters.

- ☞ Keep anything that can burn at least three-feet away from ALL heating equipment.
- ☞ Always place space heater on solid, flat surface.
- ☞ Plug power cords directly into outlets and never into an extension cord.
- ☞ Inspect for cracked or damaged, broken plugs or loose connections.

If damaged make sure to replace before using.

### General Safety Tips

- ☞ Test smoke alarms at least once a month.
- ☞ Protect against carbon monoxide poisoning by installing a detector to your home.
- ☞ Never use your oven to heat your home.

## CRA SCAMS ON THE RISE AS TAX SEASON GETS UNDERWAY

### Scammers use threatening phone calls and fraudulent emails to get payments

Tax season has started and as Canadians prepare to fill out their forms, officials are urging people to be cautious of Canada Revenue Agency (CRA) scams that are already on the rise.

According to Ottawa Police, these scams happen all year, but there's usually an increase in complaints starting in March until the end of April because scammers target people during tax season.

Scammers, who pose as CRA agents, will use emails, phone calls and even text messages to get money and personal informa-

tion.

Often the phone calls seem urgent and the scammers will use aggressive language or threats to scare people into making payments.

A spokesperson from the government agency said it's important to know that

(continued to page 4)

## RECIPE OF THE MONTH

### Best Irish Potato Pancakes Ever

#### Ingredients

4 cups mashed potatoes, with 3 tbsp butter melted in  
1 egg  
1/4 cup flour  
2 tbsp garlic powder  
1 tbsp salt celtic sea  
1 tbsp pepper fresh cracked  
1 cup vegetable oil for frying  
green onions to garnish  
Sour cream to serve

#### Instructions

In a large bowl, combine potatoes, egg, garlic powder, salt and pepper.

Mix well.

Roll potato mixture into palm-sized pancakes.

Add oil to skillet and heat (set to 375 if using an electric skillet).

Add pancakes to oil and fry, about 4 minutes on each side until crunchy and browned.

When golden brown on each side, remove from skillet and let sit on paper towel for 5 minutes to cool and drain excess oil.

Garnish with green onions and serve immediately.

## JOKE CORNER

(Q) What has four wheels and flies?

(A) A garbage truck!

(Q) What starts with a P, ends with an E, and has a million letters in it?

(A) Post Office!

(Q) What did the blanket say to the bed?

(A) Don't worry, I've got you covered!

Knock, Knock. Whose there?

Adore. Adore who?

Adore is between us. Open up!

Need a friend? Text me.

Need a laugh? Call me.

Need money? This number is no longer in service.

## CRA SCAMS ON THE RISE AS TAX SEASON GETS UNDERWAY

that the CRA will never send payment notices or ask for personal information through e-mail, texts or phone calls.

People who have been scammed should contact the local police and report it to the Canadian Anti-Fraud Centre.

#### CRA urges caution

The Canadian Revenue Agency says it takes a lot of time and effort to keep people informed about the risks of scam calls.

But the agency's Dawn Kennedy isn't optimistic the scam will end any time soon.

"It's very difficult for us to know who's doing it. And you may see from time to time certain groups of people have been arrested or charged or the scheme has stopped, only for another one to pop up again. So we do try to stop it but,

unfortunately, scam artists are scam artists; they're going to keep trying."

Kennedy's advises people who want to verify a call or email to contact the CRA directly at 1-800-959-8281 or to login into the CRA's website securely with the My Account service.

While the CRA will occasionally deal with Canadians by phone, they would never demand payment in the form of gift cards, prepaid credit cards, or use threatening language.

Be wary of fake CRA agents asking for personal information and payments over the phone or through e-mails, especially now that tax season has begun.

**The real CRA will never demand you pay taxes in prepaid phonecards or bitcoin.**

"Happy Easter"

Tenants & family

**Madawan will be closed:**

**Good Friday, March 30,  
&  
Easter Monday, April 2, 2018**

### CANDLE CAUTION

⚠ Use flashlights whenever possible. If you must use candles, take extreme care.

⚠ Candles should be placed in secure candleholders, protected by a glass chimney.

⚠ Keep candles away from any combustible materials.

⚠ Place candles out of reach of children or pets.

⚠ Extinguish all candles when you leave the room or go to bed.

⚠ Avoid using candles in bedrooms and never leave candles unattended.