



MADAWAN MASENYGUN

SPRING FORWARD

Daylight Saving Time: March 10th at 2 a.m. When you change your clock did you remember to change your batteries in your household smoke and carbon monoxide detectors?

In light of this, you are being reminded to change the batteries in your smoke alarm and carbon monoxide detectors.

If batteries are missing or dead, the smoke and carbon monoxide will not work, and you won't get the early warning that will allow you to react in a safe and timely manner.

The smoke alarm should be tested at least once a month by pressing the "Test" button until the alarm activates. If smoke alarm "chirps," the battery should be changed immediately because that is the indicator the battery power is getting low.

Prepare and practice an escape plan! Crawl low under smoke. Plan where to meet outside. Once you're out, Stay out!

Remember, almost every day a smoke alarm saves somebody's life.



POWER OUTAGES

Most power outages will be over almost as soon as they begin, but some can last much longer - up to days or even weeks. Power outages are often caused by freezing rain, sleet storms and/or high winds which damage power lines and equipment. Cold snaps or heat waves can also overload the electric power system.

During a power outage, you may be left without heating/air conditioning, lighting, hot water, or even running water. If you only have a cordless phone, you will also be left without phone service. If you do not have a battery-powered or crank radio, you may have no way of monitoring news

broadcasts. In other words, you could be facing major challenges.

You can greatly lessen the impact of a power outage by taking the time to prepare in advance. You and your family should be prepared to cope on your own during a power outage for at least 72 hours.

Hydro Ottawa relies on customer calls to help pinpoint the cause of an outage and ultimately shorten our response time and the duration of the outage. There are times when we are unaware of outages until helpful customers notify us. **Power Outage Reports 7 Info: (613) 738-0188.**

INSIDE THIS ISSUE

- Spring Forward
- Power Outages
- Tenant Cannot Withhold Rent In Dispute With Landlord Over Slip In Parking Lot
- Power Outages: Is Your Food Safe To Eat?
- Health Canada Is Now Warning Of Potential Bed Bug Infestations
- Floods
- Spring Cleaning Tips
- Recipe Of The Month
- Joke Corner

TENANT CANNOT WITHHOLD RENT IN DISPUTE WITH LANDLORD OVER SLIP IN PARKING LOT

QUESTION

Last week I slipped getting out of my car in my apartment parking lot. I have been unable to leave the house for nearly a week. I have lost a week's wages and expect to lose more. The Superintendent has been helping with my groceries and laundry, but I'm convinced she's only doing so because she is hoping I won't sue her. I asked the landlord to pay me for my lost wages, but the landlord told me that I need to talk to a lawyer. I can't afford one. Can I withhold rent to recover my lost wages? Someone has to pay for this!

ANSWER

Generally, landlords are responsible for maintaining the parking lots of their apartment buildings, for clearing snow and for salting or sanding to mitigate ice. (Tenants of buildings with separate entrances and parking spaces may be responsible for their own snow clearing and ice treatment, depending on the terms of the lease). Whether or not you are entitled to compensation from your landlord depends on whether or not he is in breach of his obligations to maintain the parking lot.

Living in Ottawa, people have to deal

with a certain amount of ice and snow. Where a landlord is responsible for snow removal, the landlord must take reasonable steps to deal with snow and ice. However, a landlord is not expected to completely eliminate snow or ice from parking lot. There will always be some inherent dangers from living in our cold climate, which no one is responsible for.

What are the reasonable steps that a landlord must take? When we experience a snowfall of a certain amount, a landlord must respond within a reasonable time, which depends largely on when the snow fell (for example, overnight or during the afternoon). For example, if the snow fell overnight and you normally leave for work at 6:30 a.m., it is not reasonable to expect for the snow to be cleared by the time you go to work. However, in most cases it would be reasonable to expect that it would be cleared by the time you return home.

Depending on the terrain, landlords may need to salt, sand or use other accepted methods to address the issue of ice buildup; however, it is unreasonable to expect that there will never be any ice. Tenants are responsible for taking appropriate precautions when walking on ice,

including slowing down, walking carefully and wearing appropriate footwear. One can use special devices that attach to boots to make it easier to walk on ice without slipping.

Tenants do not have the legal right to withhold rent when they have a dispute with their landlord. A tenant's remedy is to make an application to the Landlord and Tenant Board. However, following up with your landlord in writing is probably your first step.

If you are not satisfied with your landlord's response and believe that your fall was due to your landlord's failure to maintain the parking lot in an appropriate manner, you can file an application seeking an order for compensation. You will need to prove that the landlord failed to meet their maintenance obligations and is responsible for your injuries.

If a person's claim is for more than \$25,000, they would need to take their case to the Superior Court of Justice. You may be wise to consult a lawyer, especially if your losses are substantial.

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

POWER OUTAGES: IS YOUR FOOD SAFE TO EAT?

How would you know if your food thawed and then refroze, possibly causing you to get sick. Here's a trick.

The Coin & Cup Trick: What you

want is a frozen mug of water with a penny on top in your freezer. If the penny stays on top after the outage - you know your food never defrosted and refroze. But if your power goes out and your food fully thawed and

then refreezes, which could lead to food poisoning, the penny will have to dropped to the bottom of the cup. This trick isn't good for storms - it's good for anytime you leave the house on a trip. (continued to page 3)

HEALTH CANADA IS NOW WARNING OF POTENTIAL BED BUG INFESTATIONS

The dangerous bugs will often find ways get into your belongings undetected.

Health Canada has released helpful tips that will be useful next time you're staying away from home and want to investigate your room for any bedbugs.

These tips come directly from the Health Canada statement:

- ⌘ Put your luggage in a bathtub or in the middle of the tiled floor when you first arrive. Beds, furniture, and carpeted areas could be infested with the bugs.
- ⌘ Use a flashlight and a flat-edged object, such as a credit card, to scan the entire room for bedbugs.
- ⌘ Only use luggage stands made of metal, as bedbugs are attracted to wood and can be found on the stands. Do not unpack and place your belongings in the provided wooden drawers.
- ⌘ Move bed-sheets around the edge of the bed and look in the seams of the mattress and box spring. Also check the headboard and the wall behind the bed. Pillows, bed-skirts, bed frame, and legs should also be examined.
- ⌘ Investigate any other furniture in the room, as well as cracks and crevices in the walls.
- ⌘ Electrical outlets, light switches, A/C units and clocks could also be breeding grounds for bedbugs.
- ⌘ During your stay, keep shoes and other outerwear on tiled surfaces away from walls.
- ⌘ Use sealable bags to keep bedbugs out of your belongings.
- ⌘ Do not store anything under the bed.

⌘ Do one last sweep of the entire room at the end of your stay. Examine your personal belongings before you leave.

Unfortunately, bedbugs can easily hide in belongings and may hitch a ride home with you. It's important that once you return home, you wash and

dry all your clothes that you brought on your travels using the hottest temperature the fabric can withstand.

Make sure to leave your clothes in the dryer on high heat for at least 30 minutes, as this will ensure all bugs are killed. Health Canada also recommends storing your suitcase in a location away from your bedroom to limit the spreading of these bugs.

Hopefully all this information will make your next trip a lot safer and more enjoyable. For more details on bedbugs, visit Health Canada's website.

POWER OUTAGES: IS YOUR FOOD SAFE TO EAT?

The Audit of Your Fridge: Once the power is back on and you're doing an audit of your refrigerator, you want to keep these food safety tips in mind.

- ⌘ Never taste food to see if it is safe!
- ⌘ Keep refrigerator and freezer doors closed as much as possible to maintain the cold temperature.
- ⌘ Food kept in a closed refrigerator should last for about four hours if the door remains closed. (Note: All refrigerators

should have a thermometer to regularly check food temperatures. All refrigerated foods should be kept at 40°F or lower).

- ⌘ In the event of an extended power outage, store refrigerated foods in an ice-filled cooler.
- ⌘ Refrigerated perishable food such as poultry, fish, meat, soft cheeses, milk, eggs, deli items and leftovers should be discarded after four hours without power.

⌘ A full freezer will hold the temperature and keep food frozen for approximately 48 hours (24 hours if half full).

⌘ If the power has been out for several days, the temperature of the freezer should be checked with an appliance or food thermometer. Food may be safely eaten or refrozen if it still contains ice crystals or is at 40°F or lower.

"When in doubt, throw it out!"

Baking Soda: Sink Drains, sprinkle a little down your drains while running hot water to keep them fresh.

Tile Floors: Give them a mop with 1/2 cup of baking soda in a bucket of warm water, then rinse.

Scuffmarks: To remove them from your floors, just add baking soda to a damp sponge & buff out the streaks.

RECIPE OF THE MONTH

CREAMY CLAM CHOWDER

Ingredients

- 2 tbs canola oil
- 1 pkg (8 oz) mushrooms, chopped
- 1 small onion, diced
- 3 cloves garlic, minced
- 2 stalks celery, diced
- 2 tbsp fresh parsley, chopped
- 1 tbsp fresh tarragon, chopped
- 3 tbs all purpose flour
- 2 cups skim milk
- 1 cup sodium reduced vegetable or fish broth
- 1 can baby clams, drained and rinsed
- 1 cup corn kernels

Directions

In a soup pot, heat oil over medium heat and cook mushrooms, onion, garlic, celery, parsley, and tarragon for about 8 minutes or until liquid starts to evaporate. Stir in flour until well coated.

Pout milk and broth; bring to a gentle boil. Stir in clams and corn and simmer gently for about 5 minutes or until thickened and bubbling slightly.

JOKE CORNER

(Q) Did you hear about the crook who stole a calendar?

(A) He got twelve months.

(Q) What monster plays the most April Fool's jokes?

(A) Prankenstein.

(Q) How do you take your coffee?

(A) Very, very seriously.

(Q) What do you get a hunter for his birthday?

(A) A birthday pheasant!

FLOODS

Floods are the most frequent natural hazard in Canada. They can occur at any time of the year and are most often caused by heavy rainfall, rapid melting of a thick snow pack, ice jams, or more rarely, the failure of a natural or man-made dam.

☞ A heavy rainfall can result in flooding, particularly when the ground is still frozen or already saturated from previous storms.

☞ Flash flooding - in which warning time is extremely limited - can be caused by hurricanes, violent storms or dams breaking.

☞ Many Canadian rivers experience flooding at one time or another. The potential for flood damage is high where there is development on low-lying, flood-prone lands.

During a flood

☞ Keep your radio on to find out what areas are affected, what roads are safe, where to go and what to do if the local emergency team asks you to leave your home.

☞ Keep your emergency kit close at hand, in a portable container such as a duffel bag, back pack, or suitcase with wheels.

☞ If you need to evacuate

Vacate your home when you are advised to do so by local emergency authorities. Ignoring such a warning could jeopardize the safety of your family or those who might eventually have to come to your rescue.

☞ Take your emergency kit with you.

☞ Follow the routes specified by officials. Don't take shortcuts. They could lead you to a blocked or dangerous area.

☞ Make arrangements for pets.

☞ Time permitting, leave a note informing others when you left and where you went. If you have a mailbox, leave the note there.

Never cross a flooded area

☞ If you are on foot, fast water could sweep you away.

☞ If you are in a car, do not drive through flood waters or underpasses. The water may be deeper than it looks and your car could get stuck or swept away by fast water.

☞ Avoid crossing bridges if the water is high and flowing quickly. If you are caught in fast-rising waters and your car stalls, leave it and save yourself and your passengers.

SPRING CLEANING TIPS

☞ Remove water stains with lemon for a natural faucet fix.

☞ Use white vinegar to beat shower head build-up.

☞ Use a newspaper to clean dirty windows and mirrors.

☞ Clean your microwave by heating lemon juice and rinds in water.

☞ Clean stainless steel sinks with baking soda.

☞ Place a wet dryer sheet on your ceramic stovetop to remove burnt-on residue.

☞ Avoid scratching floors by placing clean towels under furniture while rearranging.