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REMINDERS TO TENANTS

AWAY FROM HOME

If you tenant(s) are going to be away from your home/unit for an extended period of time, 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 one week or inform the office if you have someone watching your unit.

In case of emergency situations, (example: if you're not home and your toilet is leaking, or kitchen sink into your neighbor's unit then Gignul Housing has the right to enter your house without permission or 24 hour notice by using their Master Key System.

WHEN AND WHERE TO PUT YOUR GARBAGE

Put garbage at the curb any time after 6:00 p.m. the evening prior to your collection day and no later than 7:00 a.m. on your collection day.

Place bags or cans on the ground as close as possible to the roadway, but not on the sidewalk, roadway or on top of snow banks.

ELECTRONIC CIGARETTES

Fires have occurred while e-cigarettes were being used, the battery was being charged, or the device was being transported. Battery failures have led to small explosions. Never leave charging e-cigarettes unattended. E-cigarettes should be used with caution.



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SAFETY TIPS FOR SPRING & SUMMER

Around The House

} Regularly maintain shrubs and hedges around the property to prevent sight lines from being blocked.

} Keep your garage door closed unless you need to access the garage.

} While working around your property, keep exte-

rior doors that are not in your line of sight locked.

} Keep your screen door locked while inside and avoid leaving wallets or purses near the front door or in plain view.

At Night

Keep readily accessible or easily accessed windows and sliding doors closed

and locked. If the window is required for ventilation, install a stop that allows it to be opened no more than 4 inches.

While Out

} Close and lock all windows and doors.

} Lock all gates around the house.

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JOINT COOPERATION NEEDED WITH WEED-SMOKING NEIGHBOURS TO KEEP TENANCY FROM GOING TO POT

QUESTION

I have lived in an apartment building for years. Recently a couple moved into the apartment next to mine, and they smoke marijuana a lot. Several times a week the smell comes into my apartment and makes me feel ill. I asked them to stop smoking, but they told me to "chillax", whatever that means. I then complained to my landlord, but the property manager has told me that there is nothing he can do. Does the landlord need to do something for me? I don't want to move, but I find this situation intolerable.

ANSWER

There are steps your landlord can take, and if need be, you can probably make the landlord take them. It is true that the couple's apartment is their home, but your apartment is your home, and the nature of living in a multi-unit building is that tenants need to be respectful of one another's rights and needs.

Under Ontario's Residential Tenancies Act, a tenancy can be terminated if a tenant substantially

interferes with the reasonable enjoyment of another tenant (or the landlord). Generally, in most buildings, a tenant is expected to put up with occasional exposure to second-hand smoke, but is not expected to put up with a lot of second-hand smoke. In the circumstances you describe, the landlord can ask the couple to limit their smoking (of marijuana or tobacco) so that the smoke does not enter your apartment.

That may mean smoking outside, smoking on the side of their apartment away from yours, opening a window to draw out the smoke or even using a fan to push the smoke out of a window away from your unit. The landlord should fill any obvious holes in the walls between your apartment and the couple's apartment to minimize the entry of smoke.

Once the holes are sealed, if the couple's efforts to avoid emitting significant smoke fail more than a few times a year (and the smoke continues to bother you), then the landlord can give them a notice of termination for interfering with your reasonable enjoyment. This is

similar to the situation regarding tobacco smoke.

If the couple continues to spew out smoke within seven days of receiving the notice of termination, then your landlord can take them to the Landlord and Tenant Board to seek to evict them.

At the Board's hearing you would need to testify about the smoke that has been disturbing you, and how much it negatively affects you. Your evidence about the extent of the disturbance and the frequency of it will be crucial. Additional evidence could come from the superintendent, a friend of yours, or a repair person who has smelled the smoke in your apartment.

If your landlord refuses to take steps outlined above, then you can claim against them for violating your reasonable enjoyment of your apartment by not taking the actions available to address the problem.

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

FIRE SAFETY TIPS

} Blow out all candles before leaving the room or going to bed. Use sturdy holders and keep candles up and away from children and pets.

} Keep matches and lighters up

out of sight and reach of children.

} Ensure cigarettes are stubbed out and empty only cold cigarette butts in the trash.

} Use power bars with built-in circuit breakers, never use damaged

cords and keep heaters away from things that can burn.

} Excessive drinking contributes to fatal fires - watch anyone in your home who drinks excessively and then smokes or cooks.

HELPFUL TIPS TO CONSERVE ENERGY AND SAVE MONEY

Heating your home and hot water typically accounts for a bit portion of your energy use. Here are some simple ways to help you keep those energy dollars in your pocket:

Keep In The Heat:

In cold weather, windows can lose a lot of heat. Seal cracks with caulking or weather stripping to minimize heat loss.

Make Minutes Matter:

The average shower is about eight minutes. Reducing your daily shower time by a minute or two can make a big difference.

Invest In Some Simple Upgrades:

Install energy-efficient showerheads and you'll use less gas to heat your water. Today's models are easy to install and still deliver great pressure.

Fix Leaky Taps:

One drop of hot water per second for a month adds up to sixteen steamy baths.

Put A Damper On It:

If you have a wood-burning fireplace, be sure to keep the damper

closed when it's not in use. This helps prevent cold outside air from coming down the flue and warm inside air from rising out of it.

Buying A Natural Gas Fireplace?

Compare your options by checking the EnerGuide Fireplace Efficiency label before you buy.

Wash In cold Water:

It's rarely necessary to use hot water to get laundry clean, and the energy savings from switching to cold water can be significant.

Turn Down The Heat:

Set your thermostat at 20°C (68°F) during the day and 17°C (62.6°F) at night. Better still, use a programmable thermostat to do this for you.

Run Your Dishwasher Fully Loaded:

Resist the temptation to run the dishwasher unless it's full, and be sure to use the 'energy saver' cycle if it has one.

Bake In The Savings:

Turn the oven off a few minutes before the cooking time is over. The heat remaining in the oven will finish the job.

Help Your Furnace Function Efficiently (and Safely):

Replace your furnace filter every three months, or clean a permanent one. When the filter is dirty, airflow is restricted. The furnace is forced to work harder - which requires more energy.

Clean The Air:

Keep vents and air returns free of obstructions. Furniture, dust or pet hair can block vents, reducing airflow and the efficiency of the furnace.

Turn Back The Dial:

The best temperature for your water heater is 54°C (129.2°F). That's hot enough for washing, showers and baths, and reduces the risk of scalding.

Keep Jack Frost Out:

Seal cracks on the outside of your home.

Go Tankless:

When you replace your old electric water heater, consider installing a tankless natural gas water heater. It heats water only as it's needed.

SAFETY TIPS FOR SPRING & SUMMER

} Never leave the garage door up while taking the car even for a short period of time. Always close and lock the garage when not at home.

While Away On Vacation

} Cancel newspapers until further notice.

} Ask a trusted friend or neighbour to look in on the house daily. Request them to pick-up flyers and mail. Invite them to use your driveway.

} Let other trusted neighbours know that you will be away and tell them what visitors you might

expect on the property. Ask them to call Police if they see anything unusual.

} Do not advertise your absence by posting your vacations activities or plans on social media sites like Facebook, Twitter etc....

RECIPE OF THE MONTH

Red Roasted Spinach Salad

1 medium sweet red pepper
1/3 cup thinly sliced fresh mushrooms
½ small zucchini, julienned
¼ cup red-wine vinaigrette
2 cups fresh baby-spinach

Broil the red pepper 4 in. from the heat until skin blisters, about 2 minutes. With tongs, rotate pepper a quarter turn. Broil and rotate until all sides are blistered and blackened. Immediately place pepper in a bowl, cover and let stand for 15-20 minutes.

Peel off and discard charred pepper skin. Remove stem and seeds. Finely slice pepper, place in a bowl. Add mushrooms, zucchini and vinaigrette. Marinate for at least 10 minutes. Place spinach in a serving bowl, then add vegetables and toss gently to coat.

SMOKE & CARBON MONOXIDE ALARMS

Working smoke alarms will provide you with the early warning you will need to escape a fire. Install them and make sure the batteries are replaced at least once a year.

Install carbon monoxide alarms near all sleeping areas.

DON'T LET THE BEDBUGS BITE

Detection and Prevention

If bedbugs are in your home, you may notice their small and dark feces, or their tiny, whitish eggs. What can you do if you have a bedbug infestation?

Health Canada recommends the following:

- } Remove any clutter from areas of your house where you think they live.
- } Vacuum these spots and immediately dispose of the trash.
- } Wash any affected bedding and clothing in hot water and then put it in the dryer. Resist the temptation to use a pesticide on them.
- } Seal any cracks in wooden bed

frames, floors and walls, along with other openings in your home. Place tape around the infested areas to catch the bugs.

- } Inspect any second-hand furniture you bring into your house.
- } When travelling, do a spot check of your room before checking in. Always place your luggage on the luggage rack and not on your bed or on the floor.
- } Stay patient. Bedbugs can be a tricky problem to treat. A particularly virulent outbreak may require the help of an exterminator and you may have to do several clean-ups and applications chemicals to rid your home of these pests.

PAY & WIN



CONGRATULATIONS TO
JERRY PERRAULT
FOR APRIL'S
PAY & WIN WINNER!!

PAY & WIN

Pay & Win means Tenants has to have a zero balance on their rent for that month.

Then tenant will be eligible for a gift certificate of \$75.00.

That's why we recommend all tenants pay their rent first of each month to be eligible for a draw.

Tenants in the future, please call the office to see if your gift certificate is ready before coming to the office.

Thank you

CHECK YOUR HOME FOR HAZARDS AND ELIMINATE THEM. MOST HOME FIRES ARE STILL CAUSED BY CARELESS COOKING, SMOKING AND CANDLE USE.