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GIGNUL MASENYGUN

HAZMATS AT HOME

Hazmats is short for Hazardous Materials and they aren't just stored in warehouses or transported on highways or by railcar.

Hazmats can be found in your home or apartment!

- > Automotive fluids
- > Household cleaners
- > Laundry products
- > Health and beauty aids
- > Lawn and Garden
- > Cooking and barbecue
- > Home improvement

They can contain toxic, ignitable, corrosive, and reactive-if-mixed with other materials.

Types of Hazmats

- ☞ Corrosive ...metal cleaners, oven cleaners, rust removers, drain cleaner.
- ☞ Ignitables ...small cans

of gasoline, propane tanks, home heating oil, lighter fluid, ammunition, matches, anything with alcohol as an ingredient.

☞ Reactives ...these generally represent a threat that when combined with other materials.

☞ Toxic ...usually identified by this symbol and harmful to humans.



Hazmat At Home Hints

- > Only buy what you need for the job. Avoid storage.
- > Keep original containers. Labels contents.
- > Buy products with safety caps and closures.
- > Never store flammables

in direct sunlight.

- > Store flammable pesticides in a locked bin.
- > Inspect containers and storage area regularly.
- > Keep home hazmats out of the reach of children.
- > Dispose of solvents responsibly.
- > **DO NOT** store chemicals near food.

...and when a natural disaster strikes

- > Know how to shut off your natural gas supply.
- > Chain propane tanks to prevent flood float away.
- > Always install flexible fuel supply lines.
- > Design storage shelving to prevent spills.
- > Secure storage sheds to prevent flood float away.
- > Remember be prepared **BEFORE** disaster strikes.

TENANTS

☞ Do not leave windows open for any significant length of time, and definitely don't leave them open when you leave the house. You might be ok with a little cold air, but if the temperature drops quickly it can freeze

the pipes around the windows, causing them to burst.

☞ If you have access to the furnace do not turn it off or down too low. This can cause pipes in certain areas of the house to freeze. If you go away and the pipes

freeze it can cause a big problem.

☞ If you're going away for more than a day or two consider letting your landlord know

(continue to page 2)

Happy
Valentine's
Day

Family Day

Monday, February 19,
2018

INSIDE THIS ISSUE

- Hazmats At Home
- Tenants
- Unless Lease States Otherwise, Tenants Will Be Allowed To Smoke Weed In A Reasonable Way
- Preventing A Clothes Dryer Fire
- Cooking Safety For Older Adults
- Help Your Child Survive A Fire
- Recipe Of The Month
- Pay & Win Winner

UNLESS LEASE STATES OTHERWISE, TENANTS WILL BE ALLOWED TO SMOKE WEED IN A REASONABLE WAY

QUESTION

It would be helpful to get some clarification as to how the legalization of marijuana will affect landlords and tenants. As I understand it, if a current lease says No Smoking, then the tenant cannot smoke marijuana or cigarettes in the apartment. But if a smoking ban is not included in a current lease, can the tenant smoke marijuana in the apartment? What about the risk/harm of second-hand smoke, not to mention smell, on others in the building? What about children? Advice would be appreciated.

ANSWER

Subject to any restrictions the Province of Ontario enacts, after legalization tenants will be allowed to smoke marijuana in a reasonable way, other than where smoking is banned either in specific areas through legislation or bylaws (like common areas of an apartment building) or where the lease specifies no smoking of marijuana.

However, 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. That is the situation now with cigarette smoke, and will likely be the situation with marijuana smoke after legalization.

Avoiding too much second-hand smoke may mean the tenant who is smoking may need to smoke 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 smoker's apartment to minimize the entry of smoke.

Once any holes are sealed, if the smoker'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 smoker 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.

It is easier for a landlord to get smoking stopped or reduced if the tenant who is complaining has children who are affected by second-hand smoke, or has a medical problem, such as asthma, a heart condition or a smoke allergy.

It is harder for a landlord to get marijuana smoking stopped or reduced if the smoker has a medical certificate to use marijuana. However, even with the certificate, the smoker needs to make some effort to minimize interference with their neighbours. Among other arguments, the landlord can propose the tenant switch to using edibles to take in their marijuana dose.

Once the smoker is alerted to the fact that the smoking bothers another tenant that much, and realizes that the landlord can take action, many smokers reduce and manage their smoking so that it really is only an occasional, minor annoyance. Other smokers may find a new place where they can smoke without all the limits.

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

TENANTS

⌘ So they can keep an eye on the property. In some cases this is actually required for insurance purposes, so check your lease and any insurance policies you may have to be

sure.

⌘ If you notice anything such as air leaks around windows or doors, broken heaters or vents, or anything else of that nature let your landlord know right away. These types of problems can get worse

quickly when the weather is bad.

⌘ The key to keeping a property and its tenants safe during the winter is communication.

And tenants, be sure to check in with your landlord with any questions or concerns.

PREVENTING A CLOTHES DRYER FIRE

(fire safety facts)

The safety fixes...things that you can do!

In most cases, clothes dryer fires can be prevented. "Failure to clean" is the number one factor contributing to clothes dryer fires, followed by mechanical and electrical failure. Clogged dryer vents occurring from lint buildup may make the dryer operate incorrectly and raise the temperature of the dryer machinery high enough to ignite lint or nearby combustibles. Follow the recommended safety tips for operating clothes dryer safely.

Check The screen... All clothes dryer have a lint filter located inside the door. Not only is it wise to clean the screen of lint after each use, but to use a brush to remove buildup of fiber. A clean filter can save up 5% annually on your electric bill too!

Check The Exhaust Pipe... Your car exhaust will tell you when its time to replace it but your dryer pipe requires a closer look. It may be necessary to disconnect the pipe from the appliance to make sure there are no obstructions. A good way to check is to outdoors and feel the volume of exhaust. However even if there is a strong air flow an actual look is better. Remember to reconnect the ductwork to the dryer and the vent correctly.

Check Behind The Dryer... The area behind the dryer and the wall is a potential hazard as well as inside the dryer. Have a qualified service person clean the dryer chassis periodically as well as to remove any clothing that may have fallen behind it.

Check The Clothes... Clothing that

contains volatile chemicals, solvents, oils, and gasoline should be laundered 2x or more. Use a low heat setting. Do not accumulate such clothing in the dryer or laundry basket.

Never... Let your clothes dryer run while you are out of the house or asleep.

FACT: More than 13,000 fires a year start in laundry rooms or laundry areas.

FACT: Nearly 4000 of those are directly caused by lint buildup either in the dryer itself or in the vent pipe.

FACT: Though statistically less than fires caused by smoking or cooking related fires, people do die, and hundreds are injured every year.

COOKING SAFETY FOR OLDER ADULTS

{} **DO** use oven mitts, not towels, to handle hot pots and pans

{} **DO** use caution when cooking with grease, keep burner on a low to medium setting and keep a pan lid in reach.

{} **DO** make sure smoke alarms are in place on each level of your home and replace batteries every six months.

{} **DO** have an escape plan if fire breaks out in the home - "two ways out" should always be available.

{} **DO NOT** Wear clothing with loose or large sleeves while cooking.

{} **DO NOT** Leave food cooking on the stove

{} **DO NOT** pour water on a grease fire - use a lid to smother the flames.

{} **DO NOT** cook when you are sleepy or have taken medications that make you drowsy.

{} **DO NOT** ever heat your home using the warmth from a kitchen oven or stove.

The Facts

{} Older adults are at higher risk of suffering an injury from burns

{} Adults ages 65+ are twice as likely to die in home fires

{} Adults 85+ years are four times more likely to die from a burn injury

The Fix

(if a burn injury does happen...)

{} Cool the burn with COOL (not cold) water to stop the burning process

{} Remove all clothing and Jewelry around the injured area

{} Cover the area with clean, loose bandages

{} Seek medical attention

RECIPE OF THE MONTH

Bacon Veggie Chowder

Ingredients

4 bacon strips, diced
1/2 cup chopped onion
2 medium red potatoes, cubed
2 small carrots, half lengthwise & thinly sliced
1 cup water
1 1/2 tsp chicken bouillon cubes
2 cups whole milk
1 1/3 cups frozen corn
1/4 tsp pepper

2 tbsp all-purpose flour
1/4 cup cold water
1 1/4 cups shredded cheddar cheese

Directions

In a large saucepan, cook bacon over medium heat until crisp. Remove to paper towels with a slotted spoon; drain, reserving 2 tsp drippings.

Saute onion in drippings until tender. Add potatoes, carrots, water

and bouillon. Bring to a boil. Reduce heat; cover and simmer for 15-20 minutes or until the vegetables are almost tender.

Stir in milk, corn and pepper. Cook 5 minutes longer. Combine flour and cold water until smooth; gradually stir into soup. Bring to a boil; cook and stir for 1-2 minutes or until thickened. Remove from heat; stir in cheese until melted. Sprinkle with bacon.

Serves 4

HELP YOUR CHILD SURVIVE A FIRE

🔗 Install smoke alarms on every level of your home, inside bedrooms and outside sleeping areas. Once a month check whether each alarms in the home is working properly by pushing the test button. Replace batteries in smoke alarms at least once a year. Immediately install a new battery if an alarm chirps, warning the battery is low.

🔗 Teach your children what smoke alarms sound like and what to do when they hear one.

🔗 Ensure that all household members know two ways to escape from

every room of your home, and where to meet up outside.

🔗 Practice your fire escape plan at least twice a year and at different times of the day. Practice waking up to smoke alarms, low crawling and meeting outside. Make sure everyone knows how to call 9-1-1.

🔗 Emphasize "get out, stay out". Only professional firefighters should enter a building that is on fire - even if other family members, pets or prized possessions are inside.

🔗 Use quick - release devices on

barred windows and doors. Security bars without release devices can trap you in a deadly fire. If you have security bars on your windows, be sure one window in each sleeping room has a release device.

🔗 Consider getting escape ladders for sleeping areas on the second or third floor. Learn how to use them, and store them near the windows.

🔗 Teach household members to **STOP, DROP and ROLL** if their clothes should catch on fire.

Pay & Win



Congratulations to
VICKIE AMARUALIK
for January's Pay & Win
Winner!

Pay & Win



Congratulations to
COLLEEN HELE
for February's Pay & Win
Winner!

Pay & Win

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

Then Tenants 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