

GIGNUL MASENYGUN



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REMINDERS TO TENANTS

AIR CONDITIONERS

Tenants are advised to ensure that air conditioners are plugged into electrical circuits that are not running other equipment, such as refrigerators, coffee makers, toasters and computers.

Service calls related to power outages caused by an air conditioner will subject to a \$50.00 service charge.

Tenants are also reminded that air conditioners should be on a separate circuit.

The Cooling Season is from June 15th - September 15th.

The monthly charge for each air conditioner will be \$25.00. The fee is intended

to assist in covering the additional costs of electricity.

Failure to pay the additional air conditioner fee may result in an action being registered with the Ontario Landlord and Tenant Board.

WATER

Our Water continues to be the biggest cost for everyone at Gignul Housing. It is important to ensure you use the water appropriately and not waste it unnecessarily. First, if you are aware of any leaks, drips, or running toilets throughout your unit, please call the office to have these repaired immediately as these can be quite expensive over time.

DO NOT WATER the lawn, **WASH** your car, when the **humidex is high.**

BE WATER WISE

HYDRO

Even Hydro continues to be the biggest cost. Conserving energy at home is an easy way to save money and help reduce your environment footprint. It's not about changing your lifestyle - it's about doing simple things that can make a big difference. How much energy are you wasting without knowing it?

If you notice that **furnace is still on**, please call the office to let us know and we will send someone to have it turned off.

ANNUAL SMOKE DETECTOR/CARBON MONOXIDE INSPECTION

As part of our ongoing commitment to improve the facilities and services in your home, we are conducting annual smoke detector and carbon monoxide inspections of all rental units.

Inspections ensure that buildings in Ontario comply with the **Ontario Fire Code. Inspections will start July 5th right through the month of August.**

The Code states that existing buildings must be maintained as built or retrofitted to ensure occupant fire safety.

RENTERS' INSURANCE LIKELY COVERS DAMAGE CAUSED BY MOVERS

QUESTION

I recently moved out of an apartment building. We had found some guys on Kijiji to move our stuff into our new building. Unfortunately, when the movers were trying to get a large piece of furniture out, they ended up scraping up the wall in the lobby. The landlord is demanding that I pay the repair cost. I bought tenant insurance, but I doubt this would be covered because I didn't cause the problem. Am I left holding the bag?

ANSWER

A tenant is responsible to repair, or pay the cost of repairing, undue damages to the building that they cause, either by themselves, but another occupant of the rental unit or by anyone that the tenant permits into the premises. That responsibility covers damage to both the rental unit and any other areas of the residential complex.

Undue damage is something more than minor or ordinary wear and tear. If the doors suffer a small scratch during a move, that would probably not be considered undue damage. But if the movers that a tenant hires cause significant damage to the lobby walls or other areas of the building that result in a repair bill of hundreds or thousands of dollars, the tenant will likely be a reliable to the landlord to pay for

the cost of that damage. But if the tenant has renters' insurance, the insurance company would most likely take care of it. You should check with your insurance to confirm that you are covered.

For a landlord to make a claim against a tenant, that damage must be wilfully or negligently caused. Insurance policies will cover negligence but will not cover wilful or malicious damage. For instance, if a tenant's friend vandalized the lobby, the tenant could not look to their insurer to pay the bill.

Most people think of getting insurance to cover their own property. If you suffer a loss, depending on what type of coverage is purchased, the insurance company would pay you either the value of the property that was accidentally destroyed or stolen, or the replacement cost of the property.

However, liability insurance is the more important element of the insurance. Liability insurance will pay for claims made against a tenant who accidentally causes damage to the building or to a neighbour's property. It will also protect you from claims if someone is injured in your unit. Imagine if a tenant accidentally caused a major flood that leaked into other units below them. They

could face claims against them for hundreds of thousands of dollars from the landlord for damage to the building and from other tenants for damage and disturbance. That is where third party liability insurance steps in. With insurance coverage, the tenant would not have to pay to defend any claim against themselves, and if found to be liable, their insurance company would pay for the damages.

As to insurance coverage for moving companies, most professional moving companies will offer to provide insurance of a protection plan that covers damage that they cause to the tenant's possessions. Most reputable moving companies will also provide insurance to cover any damage their movers cause to the building, including the rental unit and common areas. However, some moving companies will not have that insurance so as to keep their prices low.

Every tenant should carry insurance. The cost is often as low as \$250 per year or \$20 per month, although it could be more if a tenant has valuables such as expensive stereo or camera equipment, which may need to be "listed" specifically.

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

BATHROOM CLEANING TIPS

Every month or two, give the pipes a good preventative cleaning to keep them clear of grease, oil and hair clogs.

Pour 1/2 cup baking soda down the drain, followed by 1/2 cup white vinegar. The mixture will foam up.

Let stand for a few minutes to dissolve fatty acids, then pour boiling water down the drain to wash out the clogs.

CRIME PREVENTION OTTAWA

COMMUNIQUÉ - BUSH PARTIES

The arrival of June brings with it warmer weather, the end of classes, proms, graduations and other summer part plans. This is an ideal time to remind parents and teens of the dangers associated with bush parties. To that end, Crime Prevention Ottawa has prepared an article on bush parties that is available for use in your newsletters, blogs and e-news.

This is just one of a series of bilingual

articles prepared by Crime Prevention Ottawa that can be included in your corporate communications. It is our goal to help you share the information that will help everyone stay safe and build safer neighbourhoods.

Other Topics Included:

- { } Drug advice for parents
- { } Staying safe from home takeovers
- { } Creating safer communities

- { } The dark side of social media
- { } Neighbours working with neighbours
- { } Disabilities and abuse
- { } Reporting crime
- { } Keeping watch on neighbourhoods
- { } Recognizing youth potential in your neighbourhood
- { } Romance fraud

To view these and other articles, please visit: crimepreventionottawa.ca

PREVENTING & MANAGING NEIGHBOURHOOD DISPUTES

No matter how healthy your neighborhood is, problems can arise quite suddenly. If disputes are not dealt with, they can grow out of all proportion. So here are some suggestions for preventing and managing neighborhood disputes.

- Get to know your neighbours.
- Consult with your neighbor before you take action that may impact on them.
- Take your neighbor's concerns seriously, even if they seem

small issues to you.

- When people feel heard and understood it is easier to work through a problem.
- Don't assume the other person knows there is a problem - often they don't.
- Sometimes it is a simple misunderstanding.
- Discuss your approach with friends or family. They may have some useful ideas.

- Make an attempt to talk or write to your neighbor before involving authorities and other agencies.
- Remember to focus on the problem not the person.
- Work on what you can change, not what you can't.
- If you and your neighbor cannot agree on a change, implement strategies to reduce stress.
- Ask for help, seek advice.

IS YOUR HOME FREE OF HAZARDS

{ } Check electrical appliances for loose or frayed cords. Do not place wires under rugs.

{ } Check for outlets overloaded with plugs; including TV, computer, stereo, and printer.

{ } Install GFCI (ground fault circuit interrupter) outlets in your home; especially near sources of water like your bathroom, kitchen and laundry room.

{ } Use the correct bulb wattage for home light fixtures.

{ } If any appliances spark, smell unusual or overheat, replace or get repaired by a professional.

{ } Lamps and nightlights should not touch any fabrics (bedspreads, drapes).

{ } Electrical blankets are unplugged when not in use. Check for frayed or

loose cords and any odd smell. If a problem is detected, replace.

{ } Supervise children around the stove and microwave.

{ } Candles should be out of reach of children and pets, curtains and furniture. Never leave candles unattended.

{ } Annual inspection of furnace or heating system.

BEAT THE HEAT THIS SUMMER

Enjoy one of the City of Ottawa **Out-door or Indoor Pools, Splash Pads, Wading Pools or Beaches**. When a heat advisory or warning is in effect, your local City of Ottawa pool will convert all lane swims to leisure swims. Stay cool and have fun! For daily beach swimming updates call 613-580-2424, ext. 13219 or look online at **Ottawa.ca**.

Visit one of our **33 Ottawa Public Library branches**. Why not read a good book or surf the web in the air-conditioned comfort of the Ottawa Public Libraries? Call InfoService for branch locations and hours of operation at 613-580-2940.

Visit **City Hall** or one of our **Client-Service Centres**. You will find artwork and lots of info on what the City has to offer as well as a place to cool down. City Hall is located at 110 Laurier Avenue West.

See a movie at **Rainbow Theatres**. When a heat warning is in effect, Rainbow Theatres at the St. Laurent Shopping Centre offers affordable movie tickets.

FAN FACTS

DO...

Use your fan in or next to a window, box fans are best

Use a fan to bring in the cooler air from outside

Use your fan by plugging it directly into the wall outlet

If you need an extension cord, it should be CSA (Canadian Standards Association) approved.

DON'T...

Don't use a fan in a closed room without windows or doors open to the outside

Don't believe the fans cool air. They don't. They just move the air around. Fans keep you cool by evaporating your sweat.

Don't use a fan to blow extremely hot air on yourself. This can cause heat exhaustion to happen faster.

City of Ottawa facilities with public access and air-conditioning

For facility hours please contact facility directly or call 3-1-1 for more information.

RECIPE OF THE MONTH

VENETIAN-STYLE PASTA

2 red onion, sliced
1 tbsp olive oil
200g pasta shapes
4 tsp balsamic vinegar
2 tbsp sultana
4 tsp caper drained and rinsed well
2 tbsp toasted pine nut
140g spinach leaves

Start frying the onions in the oil in a non-stick frying pan – you'll need to cook them for about 10 minutes until they're very soft. Meanwhile, boil the pasta.

Stir the vinegar, sultanas, capers and most of the pine nuts into the soft onions with some seasoning, then cook for 1 minute more so soften the sultanas. Stir in the spinach with a splash of pasta water. Drain the pasta, then toss with the onion mix – the spinach should wilt as you do. Divide between 2 bowls, scatter with the remaining pine nuts and serve.

OVERBROOK COMMUNITY CENTRE

GET BOOKS

If you would like to get free books for your children ages from birth to 12 years old!

Visit the Overbrook Community Centre free bookstore at the Overbrook Community Centre, 33 Quill Street, Ottawa, ON K1K 4E7, open every Saturday from 11:30 am to 130 pm.

Children and families can visit the free bookstore as often as they like. Each person (adults and children) can take home one book per visit. We have a large variety of books in English and French. Best of all - these books are yours to keep.

PAY & WIN



Congratulations to

DENISE ERMATINGER

For this month's
Pay & Win winner!!

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

Thank you.
