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Gignul Masenygun

AIR CONDITIONERS

Gignul Housing must be informed in writing that a tenant wishes to install an air conditioner prior to installation. All air conditioners must be properly installed and will be subject to a final inspection by Gignul Housing. It is the tenant's responsibility to ensure installation and inspections are confirmed with Gignul prior to the operation of air conditioners.

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

Due to the age of a majority of Gignul properties it is unlikely that there are dedicated circuits for the operation of air conditioners.

Tenants are advised to ensure that air conditioners are plugged into electrical circuits that are not running other equipment, such as refrigerator, coffee makers, toasters and computers. **Service calls related to power outages caused by an air conditioner will subject to a \$50.00 service charge.**

The monthly charge for each air conditioner will be \$25.00. Gignul will issue an invoice at the start of the cooling season. The fee is intended to assist in covering the additional costs of electricity.

THE COOLING SEASON IS FROM JUNE 15TH – SEPTEMBER 15TH

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

FURNACE ROOM AND LAUNDRY AREA

Tenants are reminded that any common areas of the building are to be kept free of personal belongings; common areas include hallways at front and side entrances, furnace and laundry room.

The area around the furnace must have a

free and clear from footing of 1 meter all around with nothing blocking the area should ever an emergency occur where access may be needed.

Tenants are reminded on a regular basis that personal items must not obstruct any doorways at any time; nor

can personal items accumulate in any common areas of Gignul properties as it is a violation of the Fire Code. In order to escape should ever a fire occur clear and free passage of doorways and stairs must be accessible at all times.



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TENANTS ARE REMINDED THAT AIR CONDITIONERS SHOULD BE ON A SEPARATE CIRCUIT.

THANK YOU!

DOG'S DIRTY DEEDS COULD LAND TENANT IN DEEP DOO-DOO

QUESTION

I live in a six-unit apartment building in the east end of Ottawa. It has a good-size lawn at the side of the building, which is used by all the tenants of the building to sit out or for their children to play on. Last fall a tenant with a dog moved in. I suspected that he wasn't cleaning up his dog's droppings. Now that the snow has melted, I see my suspicions were right. I have complained to the superintendent about the new tenant's behaviour. The superintendent informed me that she can't prove who is doing it so there is nothing she can do about it. It is really disgusting. Shouldn't the superintendent do more about this?

ANSWER

All tenants should be cleaning up after their animals. You can certainly politely ask the new tenants to clean up after their dog. If the new tenant fails to clean up after their dog, the landlord does have an obligation to take action to avoid the interference caused to the other tenants.

Where dog dirt is found around the complex, a landlord would normally remind all tenants with dogs to clean up. If the problem continues, a landlord should investigate by

asking tenants of the building.

If an offending tenant will not clean up after their dog, then the landlord can take stronger steps by giving the tenant a notice of termination.

A notice of termination can only be given if what a tenant is doing is a substantial interference of the reasonable enjoyment of other tenants. The fact that you are finding this so unpleasant may be enough for the landlord to be able to give the notice of termination.

For animals there is a special rule that if the landlord can prove that an animal of the breed that a tenant keeps in the unit has caused the problem, then it's up to the tenant to prove that it was some other animal that caused the problem rather than their animal.

If the landlord serves the tenant with a notice of termination, the tenant can save their tenancy by rectifying the problem. That is, if they start consistently picking up their dog's droppings, they will not be evicted. However, if they continue to fail to pick up after their dog, or revert to their current ways within the next six months, the landlord can apply to the Landlord and Tenant Board (LTB) to evict the tenant. In such a case, the LTB

would need to hear evidence from several tenants who are bothered by the situation, both to identify the offending tenant, and to say how the tenant's failure to act as a responsible pet owner affects the witnesses' enjoyment of the rental complex.

The landlord probably does not want to put the tenant out of their apartment, but this is the way landlords enforce the building rules. Alternatively, the landlord could skip the application to terminate, and apply to the LTB for compensation for damage to the residential complex, such as the cost of cleaning up the messes or repairing the lawn. If that application is made without beginning with a notice of termination, such an order could only be enforced as an order for the payment of money.

Most landlords prefer to seek an eviction order as the means of getting the tenant to stop the problematic behaviour, so that the lawn will remain in good condition, and all the tenants can enjoy the use of it.

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

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 (cont'd on page 3)

5 CANADA DAY SAFETY TIPS

Canada Day is Friday, July 1, and across the country there will be celebrations. Safely enjoy your day off by keeping in mind the following tips:

Stay Cool: Canada Day activities may keep you outside for the entire day. As such, it's important to protect yourself from the sun and heat. Be sure to wear sunscreen, a hat, sunglasses, and light-colored and loose clothing. Also, stay hydrated throughout the day.

Drive Cautiously: It is likely that more drivers will be on the road during Canada Day. It is also possible that some of these drivers

may have been drinking throughout the day. Practice defensive driving at all times, and ensure that you remain attentive on the road.

Practice Firework Safety: Fireworks are a staple of Canada Day; however, they can be dangerous in certain situations. Only purchase fireworks from reputable sources. In addition, fireworks should only ever be used by people over the age of 18, unless otherwise specified on the packaging.

Drink Responsibly: Setting clear limits for yourself in terms of enjoying alcoholic beverages on Canada Day can help you avoid many

health and safety risks. Drink slowly and never have more than two drinks in a three-hour period. It's always wise to alternate alcoholic drinks with a glass of water to avoid dehydration. Above all, plan how you are getting home ahead of time, and avoid drinking and driving at all costs.

Make Sure Children Are Supervised At All Times: During the commotion of Canada Day events, it can be easy to lose track of young children. Keep a close eye on young children and instruct them to stay put and wait for you to find them if you get separated.

SURVIVING SUMMER POWER OUTAGES DURING HEAT WAVES

During heat waves, thunderstorms or a high demand for electricity may result in power outages in your home - affecting your access to air conditioning or electrical fans. Extreme heat is hard on our bodies, which are not acclimatized to hot conditions. Exposure to extreme heat can lead to dehydration, heat exhaustion, heat stroke.

REPORT AN NOUTAGE

Power out? To report a power outage and for information on current outages, please call our 24/7 outage line at [\(613\) 738-0188](tel:6137380188).

Hydro Ottawa relies on customer calls to help pinpoint the cause of an outage and ultimately shorten their response time and the duration of the outage. There are times when we are unaware of outages until helpful customers notify us.

QUICK TIPS

If your home is without power, check and see if your neighbours have electricity. If your house is the only one without power, check your electrical panel. The breakers should be in the "on" position.

Look outside to see if the electrical equipment to your home is damaged or if the service wire is down. If so, stay away and contact a licensed [ECRA/ESA electrical contractor](#).

If you spot a downed wire, please stay back at least 10 meters (33 feet) and call 911.

In the near future if your unit has only half power, please call Hydro Ottawa Power Outage Report at (613) 738-0188 instead of calling the Call Centre.

CSA (Canadian Standards Association) approved.

DON'T... don't use a fan in a closed room with windows or doors

open to the outside.

Don't believe that 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.

RECIPE OF THE MONTH

Spinach Salad Queen Mary

1 lb. fresh spinach
2 eggs, hard boiled and chopped
6 slices bacon, cooked & crumbled

Dressing

1 egg
1/4 cup salad oil
1 tsp. parmesan cheese
3 tbsp. fresh lemon juice
1 tsp. sugar
salt and pepper
2 tbsp. Dijon mustard
1 tsp. Worcestershire sauce

In a bowl, combine the raw egg, parmesan cheese, salt, pepper, mustard, lemon juice, Worcestershire sauce and sugar; mix well, then whisk in the salad oil.

Wash and dry spinach and remove stems. About 20 minutes before serving, pour dressing over spinach and toss until leaves thoroughly coated. Just before serving, sprinkle chopped egg and crumbled bacon, then toss again.

CELEBRATE CANADA DAY 2017

In this momentous year marking the 150th anniversary of Confederation, our Celebrate Canada festivities will be bigger than ever before. These major celebrations will culminate with Canadians at home and abroad celebrating Canada Day!!

Community Events

Every society begins as a community, so no celebration of Canada's 150th birthday would be complete without celebrating the rich and diverse tapestry of communities that make Ottawa such a wonderful place to live, work and play.

June 21

National Aboriginal Day

Learn more about the cultural diversity of the Inuit, Métis and First Nations peoples and the unique accomplishments of Indigenous people by participating in the many activities happening across the country.

June 24

Saint-Jean-Baptiste Day

Celebrate the cultural pride and rich heritage of Canada's Franco-phone community. Join the party and discover how lively the Franco-phone culture is and how it brings people together!

June 27

Canadian Multiculturalism Day

Take part in the celebrations for Canadian Multicultural Day and discover the wealth of cultures that bring our country to life.

July 1

Canada Day

Gather in your community to celebrate Canada Day and show your pride in being Canadian. A ton of activities are organized across the country. Learn more about what's happening close to you.

PAY & WIN



\$75

Congratulations to
MARDELLE WOODS
For June'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

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.

WHAT TO DO IF YOU HAVE A POWER BLACKOUT

Avoid opening the refrigerator
door to keep its contents cold.
Food in most freezers should
remain frozen for 24 to 48
hours without power. If perishable
food thaws in the freezer,
it can be used safely as long
as it stays cold. It is best to
cook it within a day. Don't eat
thawed, warm meat. In the
winter, you can store all
perishable food outside in
protective containers in the snow.

Gignul and Madawan
will be closed Wednesday,
June 21st for National
Aboriginal Day!

Gignul and Madawan
will be closed Monday,
July 3rd for Canada Day!

Happy
Father's
Day