

# GIGNUL MASENYGUN

## EMERGENCY PREPAREDNESS

Are you ready? Get your kit together

Community partners helping residents develop their own personal emergency preparedness plan.

An emergency preparedness kit will help ensure your safety and the safety of your family. Preparing one is easy, inexpensive, and quick—in fact, you probably already have most of the items you need.

Your emergency preparedness kit should contain adequate supplies to keep you and your family self-sufficient in your home for at least 72 hours.

Your major needs are go-

ing to be water and food, so start by setting aside bottled water.

A general rule of thumb is two litres per person for each day.

Then, collect some non-perishable foods like grain products, meat and alternatives, canned fruits and vegetables, non-perishable milk products, other foods, and additional food supplies.

Set reminders to rotate your emergency foods and water into your regular meals to be sure they don't expire, and replace the items as you use them.

Next, add other important

emergency supplies to your kit.

Store all your paper documents in a waterproof and portable container and remember to include a first aid kit.

Assemble all the supplies in an easy-to-carry container and store it in an easy to get to location.

To find out more about what you can do to be prepared, visit [Ottawa.ca](http://Ottawa.ca) for more emergency kit ideas, including checklists for your first aid kit, car kit, tips on pet preparedness, and more.



### INSIDE THIS ISSUE

- Emergency Preparedness
- Mother's Day May 12, 2019
- Tenants' Responsible For Ordinary Cleanliness of Apartment, Including Keeping Mould at Bay
- Staying Dry
- Whether Tenants Can Get Out of Lease Due To Flooding Depends on Timeline For Repairs
- Contact
- Garbage, Front & Backyards
- Pay & Win
- Recipe of The Month
- Joke Corner

## MOTHER'S DAY

Mother's Day is always celebrated on the **second Sunday in May**.

It's not a federal holiday, but Mother's Day is widely celebrated as a special day

to honor all mothers and motherhood.

Together, let's honor the women who raised us - and all the mothers who sacrificed for their chil-

dren.

The greatest love is a mother's; then comes a dog's; then comes a sweetheart's. - by Polish proverb

## TENANTS RESPONSIBLE FOR ORDINARY CLEANLINESS OF APARTMENT, INCLUDING KEEPING MOULD AT BAY

### QUESTION

My husband and I have been living in the same apartment in Ottawa for four years. About a year after we moved in, we noticed mould growing in the bathroom. The landlord sent in a painter who scraped away the mould and covered the area with fresh paint. The landlord also told us to remember to use the bathroom fan, and to avoid hanging wet laundry to dry in the bathroom. That worked for almost two years and then the mould came back again. The landlord scraped and repainted the bathroom second time. Now, a year later, we got careless about keeping the humidity down and wiping the tub surround, and the mould has come back. The landlord says the mould is our fault. He wants us to pay for the cost of the painting. Can the landlord make us pay for the paint job?

### ANSWER

Tenants can be responsible for the cost of repairs, especially if the damage is due to their fault. Whether you or your landlord is responsible for paying to address the mould problem depends on the source of the problem.

The keys to avoiding mould growth

are to eliminate standing water and reduce humidity. That is often as simple as ensuring the bathroom fan is operating properly, turning it on when you shower and keeping it running for 20 or 30 minutes afterward. If there is a window rather than a fan, then during most months of the year you need to open it to allow the moist air out. During the winter it may be useful to run a dehumidifier in the bathroom. You need to follow your landlord's instructions about ventilating the bathroom, while making sure you don't freeze the water pipes.

As a tenant, you are responsible for ordinary cleanliness of the rental unit. You need to clean the bathroom surfaces that get wet – such as the bathtub tiles, walls around the bathtub and ceiling. Many people use a sponge or a squeeze to remove the moisture from the tiles. If you like to take long showers, you may need to shorten them.

Your landlord is responsible for providing and maintaining your unit in a good state of repair and fit for habitation and for complying with health, safety, housing and maintenance standards. For example, your landlord should check to ensure the bathroom fan is functioning properly, and

check for any water leaks. If you do not think your landlord has taken reasonable steps to fulfill his or her obligations, you can apply to the Landlord and Tenant Board seeking an order that the landlord do specific work to fix the problem, or for a rent abatement or other remedies.

However, you say the mould reappeared after you got careless about watching the humidity and about removing the water from the tub surround. Therefore, the mould is likely caused by the failure on your part to keep down the humidity and to clean up the water.

Rather than a paint job, you can see if you can clean the mould with a disinfectant, and whether you can stop it from growing back. Since you are responsible for ordinary cleanliness, if a paint job is required, that landlord may well be entitled to recover to recover the costs of that mould remediation from you if the evidence indicates that your conduct has caused the problem.

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

## STAYING DRY

Here are some tips to mitigate condensation damage:

Wrap exposed cold-water pipes with foam sleeves

Stop incoming moisture: simple solutions such as directing gutter downspouts away

from the foundation and improving outdoor drainage can go a long way to reducing condensation.

Check dryer ducts: Make sure that your clothes dryer's vent duct is thoroughly sealed so that moist air doesn't leak into

the basement.

Avoid cardboard storage: Cardboard boxes, books, and other paper goods absorb moisture. Boxes stacked against a basement wall can cause moisture to accumulate and cause irreversible mold and mildew damage.

## WHETHER TENANTS' CAN GET OUT OF LEASE DUE TO FLOODING DEPENDS ON TIMELINE FOR REPAIRS

### QUESTION

My two sons rent a basement apartment together in the west end of Ottawa. In the heavy rains this past weekend, their apartment was flooded. They want to stay with me in my house until their apartment is habitable again. Instead, shouldn't the landlord put them up at a hotel? I presume they will not have to pay rent for the period their apartment is uninhabitable, but what about the damage to their furniture? Can they get out of their lease?

### ANSWER

A landlord is not responsible for everything that happens in a rented apartment. Given the heavy rain that caused the flooding, it is unlikely that the landlord is to blame. That being the case, the landlord is not responsible to pay to alternative accommodations.

The landlord is also generally not responsible to pay any compensation for damaged belongings. The landlord would likely have insurance on their building, but that insurance will not generally cover the belongings or expenses of a person other than the landlord.

Depending on the terms of their tenant's insurance policy, your sons may have a claim under their tenant insurance for alternative accommodation or compensation for their belongings. Depending on the terms of your homeowners policy, your sons might be covered by that policy.

As to getting out of the lease, there are several issues. If the landlord agrees, the lease can be brought to an end. The landlord might be willing to do that in order to avoid time pressure in doing the repairs or to perform more extensive renovations than a mere restoration of the basement unit to its former condition.

If the landlord is not willing to end the lease, then whether your sons can end the lease would depend on how long the restoration of the unit will take. There may be a clause in the lease that addresses the parties's rights if the unit will be uninhabitable for longer than 30, 60 or 90 days.

If your sons can stay with you for an indefinite period of time, that may be best solution. A tenant with no family to fall back on may be the best to reassess their living situation to decide whether they want to move back into the former unit or to break their

lease with the landlord. Under that scenario, the landlord would be obliged to seek to minimize his or her losses by renting the apartment to someone else as quickly as possible after the repairs are completed.

The starting point should probably be a frank discussion with the landlord about the realistic timeline for the restoration of the unit. That can only be held once the landlord has assessed the damage and found out the expected timeline for the repairs.

If the timeline will be very long, for instance three months or more, so that the tenancy agreement is "frustrated", then a tenant walks away from the lease. If the time is shorter, and the tenant walks away without the landlord's agreement, then the Landlord and Tenant Board would have to determine whether the delay resulted in "frustration of the contract." If not, then the tenant would likely be responsible for the lost rent for the period after the unit has been restored and before it is re-rented.

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

## CONTACT

We need your assistance in maintaining our tenant listing up-to-date. We have been experiencing problems in contacting some of you. It is very important that you provide both your home, office and or cell numbers to

our office for maintenance issues as well as emergencies. When the Maintenance Workers can't reach you then your work order goes back to the bottom of the list. Please call and provide these numbers to our

office at your earliest convenience. Rest assured that these numbers are kept in confidential at the office.

Thank you for your co-operation in advance.

## RECIPE OF THE MONTH

### Steak and Pepper Stir-Fry

1 tbsp. oil  
1/2 lb. top round steak, cut into thin strips  
2 cups mixed multicolored peppers, thinly sliced  
1 clove garlic, chopped  
1/3 cup beef broth  
1 tbsp. teriyaki sauce

Heat oil in skillet over medium-high heat. Add steak, stir-fry 2-4 minutes, until cooked. Transfer to plate.

Add peppers and garlic to skillet; cook 2-3 minutes, until almost tender. Add broth; cook 2 minute or until slightly reduced. Add teriyaki; cook 2 minute or until glazed. Serve with rice, if desired.

Serves 2

Sleep soundly with steak and pepper stir-fry.

**Vitamin C - rich bell peppers boost all day energy.**

## GARBAGE, FRONT AND BACKYARDS

Garbage is your responsibility. Each unit/household is responsible for their own garbage.

Please ensure you place your own garbage on the curbside as designated by the Region.

If you store your garbage in a bin, please make sure you take it to the curb every Garbage Day!

Anyone who leaves their garbage in the hallways and if we have to send one of our maintenance workers to clean it or another tenant cleans it up we will reverse the charges to the tenant who left the garbage in the hallway.

**Front Yards:** No storage on garbage cans or recycled bins on front yard or step

**Back Yards:** Garbage must be in lidded containers

🗑️ Pet feces must be cleaned up

🗑️ No storage of items on the common elements (outside the back fence)

🗑️ No standing water: mosquitoes carrying disease breed here

🗑️ No storage of tires, gasoline-containing items or other items not normally used in a backyard

### 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.

### PAY & WIN



Congratulations to

**MARILYN JOCKO**

For APRIL'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 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.

Gignul Housing will be closed on Victoria Day - Monday, May 20, 2019 .

Will re-open Tuesday, May 21, 2019. 8:30 a.m. - 5:00 p.m.

### JOKE CORNER

(Q) A man tells his doctor, "Doc, help me. I'm addicted to Twitter!"

(A) The doctor replies, "sorry I don't follow you."

(Q) Tell me, Johnny. Do you say prayers before eating?

(A) No, ma'am, I don't have to. My mom's a good cook.

(Q) What did the buffalo say when his son left for college?

(A) Bison.

(Q) What is an astronaut's favourite part on a computer?

(A) The space bar.