

GIGNUL MASENYGUN

COOKING IS THE # 1 CAUSE OF HOME FIRES

Only you can prevent cooking fires.

What's The Risk?

Cooking fires account for **22%** of all home fires.

Cooking **left unattended** is the cause of **52%** of all cooking fires.

Stovetop fires account for 71% of all cooking fires.

The average dollar loss per cooking fire is over **\$27,000.**

Cooking Is The #2 Cause Of **Fatal Fires** In The Home.

How Do I Prevent A Cooking Fire?

☞ Always stay in the kitchen while cooking. If you must leave, turn off the stove.

☞ Keep anything that burns - cooking utensils, dishcloths, paper towels and pot holders - a safe distance from the stove.

☞ Loose-fitting clothes

can come into contact with stove burners and catch fire. Wear tight sleeves or roll them up when cooking.

FIRE INJURIES and DEATHS

☞ **32%** of all home fire injuries occur in cooking fires.

☞ **14%** of all cooking fires result in an injury or death.

☞ **11%** of all home fire fatalities are caused by cooking.



Smoke Alarms & Carbon Monoxide Alarms Save Lives

They work together to save lives, so please don't take them off the ceiling or off the wall. Thank you.

SAFETY MESSAGES ABOUT COOKING

Cooking fires are the number one cause of home fires and home injuries. The leading cause of fires in the kitchen is unattended cooking. It's important to be alert to prevent cooking fires.

WHAT YOU SHOULD KNOW

☞ Be alert!! If you are

sleepy or have consumed alcohol, use drugs, or took medications it's not a good idea to use the stove or stovetop.

☞ Stay in the kitchen while you are frying, grilling or broiling food.

☞ If you are simmering, baking or roasting food,

check it regularly, remain in the kitchen while food is cooking, and use a timer to remind you that you are cooking.

☞ Keep anything that can catch fire - oven mitts, wooden utensils, food packaging, towels or curtains - away from your stove.

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Only **working smoke alarms** give you the early warning you need to safely escape a fire.

Only **working CO alarms** give you the warning of the presence of CO you need to keep your family safe.

A RENT INCREASE WILL BE DUE... BUT LOWER AND LATER THAN LANDLORD WANTS

QUESTION

I rent the second floor of an old house in downtown Ottawa from the owner who lives downstairs. When I moved in two years ago I agreed on a rent of \$950 a month, even though that was more than the last tenant paid. The building is run down except for the new roof, but the location is close to my work. Just a few days ago the landlord told me he wants me to pay another \$150 a month starting in September. He didn't give me anything in writing. He says re-doing the roof last summer cost a lot, and his assessment has gone way up, so his property taxes will too. I can't afford \$1,100 a month. Do I have to pay it?

ANSWER

You certainly do not have to pay an increase in September, and you probably will not have to pay all of the increase the landlord is asking for, at least for two or three years.

In Ontario, to raise the rent on a residential rental unit, a landlord needs to give the tenant a notice of rent increase in the approved form at least 90 days before the intended increase date. The increase has to take effect at least 12 months after the tenant

rented initially, or at least 12 months after the last rent increase. That applies to all residential rental units.

In addition, most rental units are subject to the rent control guideline. This is set each year in July or August for the next year. For increases taking effect in 2016, the guideline is 2 per cent. For increases to take effect on or after January 1, 2017 (and until December 31, 2017) the guideline is 1.5 per cent. On a rent of \$950, the allowable 2016 guideline increase is \$19.00.

However, with major repairs like a new roof, a landlord is entitled to apply to the Landlord and Tenant Board for a higher rent increase, depending on the cost and timing of the major repairs and the level of the rent. The cost of the roof would be divided between your unit and the owner's unit.

For major repairs a landlord may be given up to 3 per cent above the guideline per year for up to 3 years, but it takes a lot of work to justify the full 9 per cent over three years. The roofing work might justify a total rent increase of 3 per cent, which would be allowed in the first year. Three per cent of \$950 is \$28.50, so that

your total increase this fall would not be more than \$47.50 (\$19 plus \$28.50.)

Now what about the property taxes? Homeowners and owners of small rental buildings have received their assessment notices for their 2016 assessment for 2017 taxes. The average residential assessment increase in Ottawa was just under 1 per cent for next year's taxes.

For their 2017 property taxes, a landlord can apply to recover a tax increase which is higher than 2.3 per cent from the tenants of a rental building. But the landlord can only apply for that increase after the year of the increase, that is, after 2017. As a result, unless your unit is not subject to the guideline, you will not have to pay the tax-driven rent increase until sometime in 2018.

If a unit is exempt from the guideline, then a landlord is still subject to the 90 day notice requirement, but can raise the rent to recoup a tax or other increase sooner.

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

OTHER THINGS TO CONSIDER TO PREVENT FIRE IN YOUR HOME

⌘ Keep matches and lighters out of sight and reach of children.

⌘ Always blow out the candles before leaving the room

⌘ If anyone in the home smokes, smoke outside.

⌘ Ensure items that can burn are one metre away from space heaters.

⌘ Avoid overloading the electrical outlets. Extension cords should be used only as a temporary connection.

HOW TO KEEP MICE AND RATS OUT OF YOUR HOUSE

If you've managed to get rid of mice and rats in your house, you want to make sure they don't come back. If you've never had them, it's an experience you want to miss. To keep these pests out of your house, your strategy is to deprive them of what they want most: food and shelter. Here are a few tips to help you pest-proof your house.

Remove Food Sources - Cover Your Trash

Make sure your garbage cans have snug lids and are made of metal. If you have to use plastic trash cans, make sure that there are no holes in them. Secure them so that dogs or wildlife can't tip them over.

Store Your Pet Food

Mice and rats love pet food. If you feed your dog outside and leave food out, you're inviting every pest in the neighbourhood to come on down. Store pet food and bird food in glass or metal containers with tight lids.

Watch Your Composting

Composting is a great idea. But if you

have a pest problem, you may need to make adjustments. Invest in a compost container that's elevated at least 1 foot off the ground, especially if you compost food scraps.

Pick Up Fallen Fruit

If you have fruit or nut trees, clean up any fruit that falls on the ground.

Clean Up Garbage

Lawn seeds, tulips bulbs, and bone meal are food sources for mice and rats. Store them in metal containers with tight lids. Don't store firewood in your garage, because it's a potential nesting site.

Remove Shelter

It doesn't take much to invite mice or rats into your house. Small cracks or holes in your foundation or windows are an open door to them. You have to look at your house carefully, and take steps to make it less inviting to pests.

Inspect Your House

Look for broken windows, damages

sills, or cracks in the siding or foundation. These have to be fixed to keep pests out.

Check Carefully Around Pipes and Stove and Dryer Vents

If there's a gap, cover the opening with a sheet-metal collar. If you have the vents in your foundation, replace the screens with galvanized woven hardware cloth or hail screen. The people at your hardware store can help you out with that.

Keep The Outside Tidy

English ivy is a favourite hiding place for pests, so you may need to replace it. Trim your shrubs and bushes away from the ground, so nothing can hide under them. Store firewood at least 1 foot off the ground.

Keep It Up

The truth is. We make life pretty easy for mice and rats. That's why, all around the world, they live near humans. With little effort, you can keep those pests out of your home.

EXPLAINING DRAINING

Here are a few tips to avoid and prevent clogs.

Toilet: Toilet paper is the only foreign matter that should be flushed. Throw dental floss, Q-Tips, baby wipes, sanitary products and other paper products in the garbage - if flushed down the toilet they can plug the flow or cling to roots in the sewer to cause a clog. With toys being a common toilet-clogging culprit, you'll want to make sure small children learn and respect

the power of the flush early on too.

Bathroom Sink and Shower/Tub: Place mesh screens over all your drains to catch hair, bits of soap, toothpaste and other gunk. If residue builds up inside the pipes, it can quickly escalate to create a slow-running, then clogged drain. Also keep an eye on small toys that can be thrown out with the bath water, and potentially choke the drain.

Kitchen Sink: Never pour oil, fats, or grease down the sink. Maintain a clear drain by, at the end of every day, running the water at the hottest possible temperature for a few minutes. You can even throw in a handful of baking soda and follow it with hot water to freshen up your drains. If this seems like a waste of hot water, consider the alternative, the potential cost and inconvenience of dealing with a clogged drain.

SENIORS

The Ottawa Police works closely with members of Ottawa to ensure security and safety. In particular, seniors have expressed concerns about being prepared or knowing what to do in certain situations.

What To Do...

If you are a senior you know is a victim of crime, report it to the police immediately. If you suspect a fraud-again, report it to the police immediately. If possible write down any important information while it's still fresh in your memory. If you have any questions or concerns about safety or want to get active involved in crime prevention, contact your local Community Police Centre.

🔗 Tell someone you trust what is happening to you

- 🔗 Ask for help if you need it
- 🔗 Keep emergency phone numbers stored in a safe place
- 🔗 Keep emergency money in a safe and private place
- 🔗 Have extra clothing on hand for emergency situations
- 🔗 Identify a safe place to go in case of emergency
- 🔗 Keep a list of your medications, and the name and phone number of your pharmacy
- 🔗 Keep copies of your identification
- 🔗 Keep records of your check book, credit cards, bank book
- 🔗 Do not give personal information over the phone, including credit cards and banking information

RECIPE OF THE MONTH

TOMATO BEEF STEW

- ½ lb ground beef
- 1 can Tomato Soup, (Campbell's condensed tomato soup)
- ½ cup soup can water
- 1 cup frozen cut green beans
- ½ cup frozen sliced carrots
- 1 tsp Worcestershire sauce

In 1 ½ quart saucepan over medium heat, cook beef until browned and no longer pink, stirring to separate meat. Spoon off fat.

Stir in soup and water. Add beans, carrots and Worcestershire sauce. Heat to simmering. Cook 10 minutes or until vegetables are tender, stirring occasionally.

FALL BACK, PLAN AHEAD

Batteries in smoke and CO detectors should be changed twice a year. An easy way to remember when to change their batteries is to replace them when the clocks move ahead in March, **and when they move back in November.**

Make sure you have working smoke alarms on each level of your home, including the basement. Ideally, they should be placed outside all sleeping areas. Because smoke arises, smoke alarms should be placed on the ceiling, away from heating appliances, windows and ceiling fans.

PAY & WIN



CONGRATULATIONS TO
JAMIE FORTIN
FOR NOVEMBER'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.