

GIGNUL MASENYGUN



REMEMBRANCE DAY



On Remembrance Day November 11 at 11 a.m.

We pause for "2 Minutes of Silence" to honour the men and women who served our country for the cause of freedom.

We wear the poppy, which was adopted for symbolic purposes after the First World War, as a reminder of those who died fighting for peace.



IN FLANDERS FIELDS

In Flanders Fields the poppies blow
Between the crosses, row and row,
That mark our place; and in the sky
The larks, still bravely singing, fly
Scarce heard amid the guns below.

We are the Dead, Short days ago
We live, felt dawn, saw sunset glow,
Loved, and were loved, and now we lie
In Flanders Fields.

Take up our quarrel with the foe;
To you from falling hands we throw
The torch; be yours to hold it high.
If ye break faith with us who die
We shall not sleep, though poppies grow
In Flanders Fields.

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SIMPLE THINGS IN LIFE TO BE THANKFUL FOR

☞ Be thankful for the clothes that fit a little snug, because it means you have enough to eat.

☞ Be thankful for the mess you clean up after a party, because it means you have been surrounded by friends.

☞ Be thankful for the space you find at the far

end of the parking lot, because it means you can walk.

☞ Be thankful for the lady who sings off-key behind you in church, because it means you can hear.

☞ Be thankful when people complain about the government, because it means we have freedom

of speech.

☞ Be thankful for the alarm that goes off in the early morning hours, because it means you're alive.

☞ Be thankful you have a cozy warm and safe place you can call "home", because at **Gignul - WE CARE**

TENANT WHO LEFT THREE-WAY RENTAL AGREEMENT STILL RESPONSIBLE FOR RENT UNTIL PAPERS ARE SIGNED

QUESTION

Before the school year, I found a two-bedroom apartment to rent. I was supposed to live there with my boyfriend Bed, along with another girl, call her Jezebel. All three of us signed the lease with the landlord for 12 months and we divided the rent evenly. A few weeks ago into our tenancy, I caught Ben cheating on me with Jezebel. I left right away and assume they are living together in the unit. Last week the landlord called me to say that I owe October rent. How can I be responsible for rent when I don't live there?

ANSWER

When two or more tenants enter into a lease together, they both have the rights and obligations of a tenant. If a tenant were to physically vacate the rental unit, but remain on the lease, their obligations as a tenant would continue, at least for some period of time.

More leases provide that the tenants' obligations are "joint" or "joint and several." That means that if one tenant does not pay his or her share of the rent, or damages the rental

unit, the landlord can make any of the tenants on the lease pay for the arrears or damage. Likewise, if one tenant leaves without making any arrangements with the landlord and the remaining tenants damage the rental unit or accumulate rent arrears, the tenant who left the rental unit is still liable for those actions.

Tenants who do not formally end their obligations in joint and several tenancies can end up in difficult situations. Even though they have left, legally they are still fully responsible for what occurs at the rental unit. That includes rent arrears.

The only way for you to completely remove yourself from any potential liability for matters at your rental unit is for you, Ben and Jezebel will be able to pay the full amount of the rent and any other costs for the apartment in your absence. It is likely that they will allow you to be removed from the lease while rent is outstanding. If Ben and Jezebel plan on having a new roommate move in, the landlord may choose to ask that the new roommate submit a rental application.

The landlord can refuse consent to the assignment to Ben and Jezebel legiti-

mately if you were the reason the landlord rented to the three of you (because your credit history is good, but Ben's or Jezebel's is poor). If Ben and Jezebel can pay the rent, and there have been no complaints about you from other tenants, then the landlord is unlikely to refuse consent.

If the landlord agrees to change the lease to remove you, then your landlord will likely have all parties sign a formal assignment document that indicates that as of a specific date you are no longer a tenant at the rental unit. The main benefit to having signed a written document is that it will prevent any questions from arising in the future as to whether, and when, you were actually removed from the lease. Once the documents is signed, you will have no further liability for anything that occurs at the rental unit, as that would be the responsibility of the remaining tenant(s) on the lease.

**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, work and cell numbers to our office for maintenance issues as well as emergencies. Please call and provide these 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.

TIPS TO STAY SAFE WHILE USING SPACE HEATERS THIS WINTER

Cold weather is approaching and portable space heaters have become a popular way to stay warm.

However, if you plan to use portable electric space heaters this winter, it's important to follow proper recommendations to stay safe. Nearly half of all space heater fires involve electric space heaters, never use extension cords. The other rule of thumb is to make sure these space heaters are kept three feet away from anything combustible - newspapers, curtains. If you have children and dogs running around the house, be very

aware of where you're placing these.

Space Heater Safety 101:

- 🔗 Purchase a heater with the seal of an independent testing laboratory
- 🔗 Keep the heater at least three feet away from anything that can burn, including people and pets
- 🔗 Choose a heater with a thermostat and overheat protection
- 🔗 Place the heater on a solid, flat surface
- 🔗 Make sure your heater has an auto

shut-off to turn the heater off if it tips over

- 🔗 Keep space heaters out of the way to foot traffic and never block an exit
- 🔗 Keep children away from the space heater
- 🔗 Plug the heater directly into the wall outlet
- 🔗 Never use an extension cord
- 🔗 Space heaters should be turned off and unplugged when you leave the room or go to bed

PREVENTION QUICK DRILLS

FIRE PREVENTION DAILY QUICK DRILLS - EASY ACCESS TO PREVENTION TOPICS

Watch Your Cooking:

Stay in the kitchen when you are frying, grilling food. If you must leave, even for a short time, turn off the stove. If you are simmering, baking, roasting, or boiling food, check it regularly, remain in the home while food is cooking, and use a timer.

Give Space Heaters Space:

Keep fixed and portable space heaters at least three feet from anything that can burn. Turn off heaters when you leave the room or go to sleep.

Smoking Outside:

Ask smokers to smoke outside. Have sturdy, deep ashtrays for smokers.

Keep Matches & Lighters Out Of Reach:

Keep matches and lighters up high,

out of reach of children, preferably in a cabinet with a child lock.

Inspect Electrical Cords:

Replace cords that are cracked, damaged, and have broken plugs, or loose connections.

Be Careful When Using Candles:

Keep candles at least one foot from anything that can burn. Blow out candles when you leave the room or go to sleep.

Have A Home Fire Escape Plan:

Make a home fire escape plan and practice it at least twice a year.

Install Smoke Alarms:

Install smoke alarms on every level of your home, including inside bedrooms and outside sleeping areas. Interconnect smoke alarms throughout the home. When one sounds, they all sound. For the best protection, both ionization and photoelectric alarms or

combination ionization and photoelectric alarms (also known as dual sensor alarms) are recommended.

Test Smoke Alarms:

Test smoke alarms at least once a month and replace conventional batteries once a year or when the alarm "chirps" to tell you the battery is low. Replace any smoke alarm that is more than 10 years old.

Install Sprinkles:

If you are building or remodeling your home, install residential fire sprinklers. Sprinklers can contain and may even extinguish a fire in less time than it would take the fire department to arrive.

November 4, 2018

Did You Remember To Change Your Batteries In Your Smoke & Carbon Monoxide Detectors, when you change your clock?

RECIPE OF THE MONTH

THREE SISTERS SOUP

1 lb. boneless lean pork
1 potato, peeled & diced
1 cup diced butternut squash
1 cup sliced green beans
1 cup frozen kernel corn
1 tsp salt
1/4 cup fresh ground black pepper
8 cups water
1/4 cup all-purpose flour

Cut pork into 1 in. cubes, discard any fat. In soup pot, combine potato, squash, beans, corn, salt, pepper, pork and water. Stir well.

Bring to a boil for 3 minutes, skim off foam. Reduce heat, cover and simmer for 40 minutes or until flavours have blended and pork is tender.

Stir flour into 1/2 cup cold water until smooth. Gradually stir into simmering soup. Cook, stirring for about 2 minutes or until soup thickens.

HOME WINTERIZATION CHECKLIST

BE PREPARED

- Buy a snow shovel now so you'll have it before winter weather hits.
- Keep extra water and canned food in storage just in case.

GUTTERS & DOWNSPOUTS

- Clean gutters and downspouts in mid-fall and double check them before winter.
- Install leaf guards to keep falling leaves and other debris out of cleared gutters.

DOORS & WINDOWS

- Examine doors and windows for gaps where warm air can escape.
- Caulk or apply weatherstripping around problem draft areas.
- Install double-paned windows to

increase energy efficiency.

HEATING SYSTEM

- Replace the filter in your furnace.
- Give your heating system a test run so you know it will work properly when you need it.
- Hire a heating/cooling expert to check your furnace efficiency.

ROOFING, CHIMNEY & DECKS

- Have a contractor look for damaged roof shingles and loose gutters.
- Make sure chimneys and woodstoves are cleaned early in the season.
- Give your deck a fresh coat of sealer to protect it from the winter elements.

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.

PAY & WIN



Congratulations to

FRED WALLIN

for November's Pay & Win
Winner!

MANAGING COSTS WITH TIME-OF-USE PRICES

We are including the Ontario electricity time-of-use price periods.

What you can do to manage electricity use, try conserving electricity and shifting some usage to weekends and weekday OFF-PEAK times...

Shifting your electricity use to evenings and weekends is one way to manage your electricity cost. Thank you for your co-operation.

THE FLU SEASON IS HERE!

The flu season is upon us and with that comes a reminder from a health care workers that it's not too late to get a flu vaccination.

The flu vaccine is recommended for the whole family!