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GIGNUL MASENYGUN

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FIRE PREVENTION WEEK

In a fire, seconds count. Seconds can mean the difference between residents of our community escaping safely from a fire or having their lives end in tragedy.

That's why this year's Fire Prevention Week theme: "Every Seconds Counts: Plan 2 Ways Out!" is so important. It reinforces why everyone needs to have an escape plan.

Here's this year's key campaign messages:

☞ Draw a map of your home by using our grid with all members of your household, marking two exits from each room and a path to the outside from each exit.

☞ Practice your home fire drill twice a year. Conduct one at night and one during

the day with everyone in your home, and practice using different ways out.

☞ Teach children how to escape on their own in case you can't help them.

☞ Make sure the number of your home is clearly marked and easy for the fire department to find.

☞ Close doors behind you as you leave - this may slow the spread of smoke, heat, and fire.

☞ Once you get outside, stay outside. Never go back inside a burning building.

Quick Tips:

☞ Smoke alarms should be installed outside each sleeping area or where a sleeping area is served by

a hallway, install the alarm in the hall. Ensure the smoke alarm is installed on or near the ceiling in accordance with the manufacturer's instructions.

☞ Install a new battery at least once a year, however we recommend changing them each time we change our clocks. That means once in the spring, and once in the fall.

☞ Smoke and Carbon Monoxide (CO) alarms should be tested once a month to ensure they are working properly.

☞ Dust can clog a smoke alarm, so carefully vacuum the inside of the unit if possible. Remember, if it's electrically connected, shut the power off first.



NATIONAL FIRE PROTECTION ASSOCIATION

The leading information and knowledge resource on fire, electrical and related hazards

THANKSGIVING DAY IN CANADA

Thanksgiving Day in Canada has been a holiday on the second Monday of October since 1957. It is a

chance for people to give thanks for a good harvest and other fortunes in the past year.

"HAPPY THANKSGIVING"

**TO ALL TENANTS
GIGNUL HOUSING**

CHIRPS MEAN CHANGE



INSIDE THIS ISSUE

- Fire Prevention Week
- Thanksgiving Day In Canada
- Information On The Rights And Obligations Of Landlords After A Tenant Passes Away
- Don't Be A Turkey - Practice Safe Cooking
- Tips For Parents, Children And Drivers
- Fire Safety For Older Adults
- Oven/Showers Cleaners
- Pay & Win Winner
- Recipe Of The Month
- Joke Corner

INFORMATION ON THE RIGHTS AND OBLIGATIONS OF LANDLORDS AFTER A TENANT PASSES AWAY

QUESTION

I rent out several houses in Ottawa. A tenant of mine died a couple of week ago. His daughter had been staying with him in the house for a few months to care for him during his illness, and she still remains in the unit. I'm not sure when the daughter is planning to leave and I don't want to bother her while she is grieving. Although the rent had been kept up to date, I don't think the daughter will be able to pay the rent on her own. What should I do?

ANSWER

Apart from a tenant's spouse, a deceased tenant's next of kin does not have the right to take over the tenancy. The Residential Tenancies Act provides that if a tenant of a rental unit dies and there are no other tenants, the tenancy shall be deemed to be terminated 30 days after the death of the tenant.

During the 30-day period after the tenant's death, the landlord must give the executor or administrator of the tenant's estate reasonable access for the purpose of removing the tenant's property. If there is no executor or estate administrator, the landlord

must give a member of the tenant's family reasonable access. The landlord does have the right to immediately dispose of property that is unsafe or unhygienic, but presumably that is not an issue here because the daughter is living in the unit.

If the tenant's estate or heirs do not remove the property, then after 30 days have passed, the landlord may sell, use or dispose of any if the remaining property of the deceased. However, if in the next six months the executor (or if no executor, a family member) claims property that the landlord has sold, the landlord must pay the proceeds of the sale to the tenant's estate less any arrears of rent and the reasonable out-of-pocket expense of moving, storing, securing and selling the tenant's property.

If the daughter had been staying with her father prior to the father's death, she can stay in the unit until the 30-day period ends. Even if she had not been living there before, she could stay at the apartment while sorting and gathering her father's things. But after 30-day period, the daughter needs to move out or she would become an unauthorized occupant.

Once a landlord discovers that there

is an unauthorized occupant, landlord has 60 days to negotiate a new tenancy agreement with that person or apply to the Landlord and Tenant Board to evict the unauthorized occupant. Otherwise, the unauthorized occupation is deemed to be an assignment of the rental unit.

You should speak with the daughter to see what her plans are, and to let her know when she will need to vacate the building. If she wants to stay in the apartment, you can make a new tenancy agreement with her, at whatever rent you and she agree upon.

The situation is different if the deceased leaves a spouse living in the rental unit. Generally, if the sole tenant dies leaving a surviving spouse with lives in the unit, the spouse can either vacate within 30-day period or remain in the unit and become the tenant. That does not apply to social housing, certain government housing or care homes (retirement residences or long-term care facilities).

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

DON'T BE A TURKEY - PRACTICE SAFE COOKING

As you plan your menu for gatherings with friends and family during the Thanksgiving, Christmas, and Winter Holidays, remember fire safety.

Did you know Thanksgiving is the peak of day for home cooking fires?

The number of home fires double on Thanksgiving. So, let's add a pinch of fire safety to the menu.

Keep these safety tips in mind as you prepare your meal.

Turkey:

If you are roasting your turkey, make sure you set a timer. This way, you won't forget about the bird as you watch the parade of football.

(Continued to page 4)

TIPS FOR PARENTS, CHILDREN AND DRIVERS

Halloween can be an exciting time for children and with the distraction of candy and costumes, safety rules can easily be forgotten. In fact, research shows that distractions can increase a child's chances of being struck by a car. Halloween means there will be more children out on the streets, which is why drivers need to take extra care.

Parachute offers parents, children and drivers these tips for a safe Halloween.

☞ Children under the age of nine

should be accompanied by an adult or responsible older child since they may lack the developmental skills to cross the street on their own.

☞ **Teach your child to stop at the curb**, look left, right and left again, and to listen for oncoming traffic.

☞ **Select costumes with bright colors** to increase your child's visibility and choose face paint instead of masks.

☞ **Always cross at crosswalks, street corners or intersections** - it's unsafe to cross between parked cars

or other obstacles.

☞ **Stay on the sidewalk** when walking from house to house, and if there is no sidewalk, walk beside the road, facing traffic so drivers can see you.

☞ **Drive slowly** in residential areas where children are more likely to be trick-or-treating.

☞ **Watch out for kids**, many of who will be wearing costumes that limit their vision.

☞ **Reduce distractions**, such as cell-phones or loud music, and stay alert.

FIRE SAFETY FOR OLDER ADULTS

Ontario adults 65 years and older are at higher risk of dying by fire than any other age group.

Common fire scenarios involving adults 65 years and older:

1. People smoking in their living area or bedroom while sleepy. Burning cigarettes or ashes ignite furniture/bedding or clothing.
2. People reaching over a hot burner on the stove and igniting clothing.

Make sure a fire never starts by following these simple tips:

☞ If you smoke use large, deep ash-

trays. If anyone in the home smokes, smoke outside. Never smoke in bed.

☞ **Don't reach for danger!** Wear a tight-fitting or rolled up sleeves when cooking and don't reach over a hot burner. Always stay in the kitchen when you are cooking.

☞ **Always blow out the candles** before leaving the room.

☞ **Ensure items that can burn** are one metre away from the space heaters.

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

☞ **Avoid running cords under rugs**, which damage the cord and cause a

fire.

☞ **Install a smoke alarm** on every storey of your home and outside all sleeping areas. Test smoke alarms once a month and replace the battery once a year, or whenever the low-battery warning sounds.

☞ **Know exactly what to do and where to go** if there is a fire. Plan and practice your escape! Develop a home fire escape plan or refer to your building's fire safety plan.

☞ **Know your local emergency number.** It may be 9-1-1 or the fire department's phone number.

THE 4 MOST COMMON CAUSES OF HOUSE FIRES

Here are the four most common culprits behind house fires:

☞ **Electrical Fires.** Whether the result

of an overloaded electrical outlet or a malfunctioning appliance, electrical fires are one of the most common threats homeowners face. ...

☞ **Cooking Fires.** ...

☞ **Dryers.** ...

☞ **Candles.** ...

RECIPE OF THE MONTH

End-of-Summer Ratatouille

2 tbs. Olive oil
1 onion, chopped
2 cloves garlic, minced
4 large tomatoes, chopped
1 zucchini, chopped
1 eggplant, peeled and chopped
1 bay leaf
1 tsp. Herbes de Provence
1 tbs. Red wine vinegar

In saucepan over medium heat, heat olive oil. Add onion and garlic; cook 5 minutes. Add remaining ingredients; cover pan and let simmer 25 minutes or until thickened. Remove bay leaf. Season to taste with salt and pepper.

Great warm or at room temperature, this side gets a zesty kick from herbes de Provence and red wine vinegar.

DON'T BE A TURKEY - PRACTICE SAFE COOKING

If you are frying your turkey,

- {} Use a fryer with thermostat controls. This will ensure the oil does not become over heated.
- {} Thaw your turkey completely. Ice on the bird will cause the oil to splatter.
- {} Don't overfill the pot with oil. If you do, the oil will overflow when you add the turkey causing a fire hazard.
- {} Keep children and pets at least three feet away from the fryer.
- {} Also, always use the fryer outdoors.
- {} View video on the [five dangers of deep frying a turkey](#) on the FEMA website.

Stuffing and Potatoes:

Stand by your stove when you are boiling your potatoes or frying onions for stuffing. It is best to stay in the kitchen when you are frying, boiling or broiling. If you are in the kitchen, it is

easier to catch spills or hazardous conditions before they become a fire.

Vegetables:

- {} Keep the area around the stove clear of packaging, paper towels, and dish cloths; anything that can burn.
- {} Be sure to clean up any spills as they happen.
- {} Be prepared. Keep a large pan lid or baking sheet handy in case you need to smother a pan fire.
- {} Turn pot handles towards the back of the stove so you don't bump them.

By following these [safety tips](#), you will have a delicious and fire safe Thanksgiving. Let the firefighters have dinner with their families, not yours.

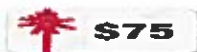
PAY & WIN

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.

PAY & WIN



Congratulations to

JIM CHARTER

For October'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



OVEN/SHOWERS

2 oz. Dawn
4 oz. Lemon juice
8 oz. White vinegar
10 oz. Water

The secret is to spray on surface, let it sit overnight (or longer) and then wipe with clean wet cloths to remove residue.

In the oven, **DO NOT** use heat, just spray, let it sit, wipe clean.

For showers, just spray, rinse and if you like the shine, wipe with dry towels.

The secret on whatever you chose to clean is to let it sit, then rinse of the residue, amazing stuff!!

JOKE CORNER

(Q) Why did the blonde stare at a frozen orange juice can for 2 hours?

(A) Because it said "concentrate"!

(Q) What's the difference between in-laws and outlaws?

(A) Outlaws are wanted!

(Q) How do you make a Kleenex dance?

(A) You put a little boogie in it!

Wife: What do you think of my teeth?

Husband: They remind me of stars...yellow and far apart!