



GIGNUL MASENYGUN

FIRE PREVENTION WEEK - LOOK, LISTEN, LEARN BE AWARE. FIRE CAN HAPPEN ANYWHERE



Fire Prevention Week October 7-13, 2018

This year's Fire Prevention Week theme focuses on three fundamental actions people can take to be fire-safe:

LOOK for potential fire hazards around your home. Take action to prevent fire from starting:

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

} Encourage smokers to smoke outside. Always extinguish cigarettes in

large, deep ashtrays that cannot be knocked over.

} Check electrical cords for damage such as fraying or nicks. A damaged cord can expose wires and result in a potential shock or fire hazard.

LISTEN for the smoke alarms in an emergency. Makes sure everyone knows the sound of the smoke alarms and can hear them in an emergency. Early detection of fire provided by smoke alarms gives you the extra seconds you need to get out safely.

LEARN two ways of every room. Practice a home fire escape plan with everyone in your home before a fire starts so you and your family can get out quickly.

Talk about your plan with everyone in your home. Make sure your home has working smoke alarms on each floor. Know the emergency number for your fire department. Lastly, and most importantly, practice your home fire drill regularly.

KEEP LOOKING IF YOU'RE COOKING – FIRE SAFETY WARNING

Top Kitchen Cooking Safety Tips

} Take care if you need to leave the kitchen whilst cooking. Take pans off the heat or turn down to avoid risk.

} If a pan catches fire, don't take any risks – GET

OUT, STAY OUT, and call 9-1-1

} Double check the hob is off when you've finished cooking.

} Keep tea towels and cloths away from the cooker and hob.

} Take care if you're wear-

ing loose clothing.

} Avoid children in the kitchen alone when cooking. Keep matches and saucepan handles out of their reach to keep them safe.

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ACCOMODATION AND LEASE OPTIONS FOR TENANTS AFFECTED BY LAST WEEK'S TORNADO

QUESTION

Last week's tornado damaged the townhouse I rent in Ottawa, as well as some of my furniture. I can't live there. My landlord suggested I stay with my mother for the month or two that the repair will take. Shouldn't he put me up in a hotel? I presume I will not have to pay rent for the period the townhouse is uninhabitable, but what about the damage to my furniture? Can I get out of my lease?

ANSWER

A landlord is not responsible for everything that happens in a rental unit. Given that heavy wind caused the damage, it is unlikely that the landlord is to blame. That being the case, the landlord is not responsible to pay for alternate accommodation. The landlord is also generally not responsible to pay any compensation for damaged belongings, like furniture.

Hopefully, you have tenant's insurance. Depending on the terms of your tenant's insurance policy, you may be able to claim for alternate accommodation or for compensation for your furniture. Failing that, your mother's homeowner's insurance policy might cover you. Your landlord would likely have insurance on the

building, but that insurance will not cover the belongings or expenses of a person other than the landlord.

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 townhouse to its former condition.

If the landlord is not willing to end the lease, then whether you 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' rights if the unit will be uninhabitable for longer than 30, 60, or 90 days. With or without such a clause, the landlord's obligation is to repair the unit within a reasonable period of time.

If you can stay with your mother for an indefinite period of time, that may be the 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 lots of notice to the landlord. Under the scenario, the land-

lord would be obliged to seek to minimize his or her losses by renting the townhouse 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 townhouse. That can only be held once the landlord has assessed the damage and has 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 can walk 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 townhouse has been restored and before it is re-rented.

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

KEEP LOOKING IF YOU'RE COOKING – FIRE SAFETY WARNING

⌘ Take care with electrics-leads and appliances away from water and place grills and away from curtains and kitchen rolls.

⌘ Keep your equipment clean and in good working order. A build-up of fat and grease can ignite a fire.

⌘ Don't cook after drinking alcohol.

⌘ Hot oil can catch fire easily – be careful that it doesn't overheat.

⌘ Never throw water on a chip pan fire.

⌘ In the event of a fire, have an es-

cape plan in place.

⌘ Don't take risks by tacking a fire. Get out, stay out and call 911

⌘ Get a smoke alarm and test it weekly.

COOKING SAFETY

Cooking brings family and friends together, provides an outlet for creativity and can be relaxing. But did you know that cooking fires are the number one cause of home fires and home injuries? By following a few safety tips you can prevent fires.

“Cook With Caution”

☞ Be on alert! If you are sleepy or have consumed alcohol don't use the stove or stovetop.

☞ Stay in the kitchen while you are frying, boiling, grilling, or broiling food. If you leave the kitchen for even a shorter period of time, turn off the stove.

☞ If you are simmering, baking, or roasting food, check it regularly, re-

main in the home 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 stovetop.

If Your Have A Small (Grease) Cooking Fire and Decide To Fight The Fire...

☞ On the stovetop, smother the flames by sliding a lid over the pan and turning off the burner. Leave the pan covered until it is completely cooled.

☞ For an oven fire, turn off the heat and keep the door closed.

If You Have Any Doubt About Fight-

ing A Small Fire...

☞ Just get out! When you leave, close the door behind you to help contain the fire.

☞ Call 9-1-1 or the local emergency number from outside the home.

Cooking and Kids

Have a “kid-free zone” of at least 3 feet, (1 metre) around the stove and areas where hot food or drink is prepared or carried.

FACTS

(!) The leading cause of fires in the kitchen is unattended cooking.

(!) Most cooking fires in the home involve the kitchen stove.

HALLOWEEN SAFETY TIPS

For Trick-or-Treating

☞ Plan your trick-or-treating route before you leave and show the kids where you'll be going

☞ Double-check any costumes with masks to make sure kids can see clearly

☞ Use reflective tape on dark costumes

☞ Carry a flashlight or glow stick

☞ Only visit houses with porch lights

on

☞ Make sure all kids know that under NO circumstances should they enter a home

☞ If your child has an identification card (a school ID, etc), make sure to bring it along

☞ Make sure an adult is with anyone under 16 (if older kids are going in a group, set a time for them to be home, or follow them at a

safe, but not embarrassing distance).

☞ Remind your kids to stay out of the street!

☞ Be on the look out for cars when crossing - sometimes, it's hard for drivers to see you!

☞ Check ALL candy and treats before eating (bring some candy from home, so the kids can snack before you inspect).

LEARN TO DISTINGUISH BETWEEN A TORNADO WATCH AND A TORNADO WARNING

Tornado Watch

A tornado watch is issued to alert people to the possibility of a tornado developing in your area.

At this point, a tornado has not been

seen but the conditions are very favorable for tornados to occur at any moment.

Signs that a tornado may be heading your way can include dark

greenish or orange-gray skies, large hail, large, dark, low-lying, rotating or funnel-shaped clouds, or a loud roar that is similar to a freight train.

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RECIPE OF THE MONTH

EASY BUTTERNUT SQUASH SOUP

Ingredients

- 4 c butternut squash peeled & cubed
- 2 c potato peeled & cubed
- 1 ½ c onion chopped
- 2 cloves garlic (optional) crushed/minced
- ¼ c butter
- 4 c chicken broth
- 1 c milk

Instructions

Saute onions over medium heat until soft and translucent.

Add garlic, and sauté another 30 seconds.

Add broth, potatoes and squash, bring to a boil, and reduce to simmer for 30 minutes until vegetables are tender.

Remove from heat, and puree until smooth (use hand-held blender for this).

Stir in milk, return soup to stove-top, and heat through.

Garnish with croutons, parsley or sour cream if you wish.

LEARN TO DISTINGUISH BETWEEN A TORNADO WATCH AND A TORNADO WARNING

What You Need To Do During A Watch

- ⌘ Keep alert and watch for changing weather conditions
- ⌘ Listen to your local news reports and weather updates
- ⌘ Review your family or business emergency preparedness plan
- ⌘ Review your disaster kit
- ⌘ Be ready to seek shelter at a moment's notice

Tornado Warning

A tornado warning is issued when a [tornado has actually been sighted](#) or has been picked up on a radar in your area. This means that you need to take shelter immediately in a safe, sturdy structure.

The National Weather Service recommends that you go to a pre-designated shelter such as a safe room, basement, storm cellar, or the building's lowest level. If you don't have a basement, take shelter in the

center of an interior room on the lowest level, such as a bathroom, closet, or interior hallway that is away from corners, windows, doors, and outside walls.

What You Need To Do During A Warning

- ⌘ Take shelter immediately; do not stay in a mobile home
- ⌘ Listen to your local radio updates
- ⌘ Close the windows in your home or business
- ⌘ If you are in a car or other mobile vehicle, get out immediately and go nearby sturdy building or storm structure
- ⌘ Do not try to outrun a tornado in a car; do not park the car under a highway overpass or bridge (more flying debris and stronger winds there)
- ⌘ If you are outside without nearby shelter, lie down in a ditch, ravine, or depression and cover your head with your hands



PAY & WIN



Congratulations to

MELISSA CHEECHOO

for October's Pay & Win Winner!

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.

JOKE CORNER

Q: Did you hear about that new broom?

A: It's sweeping the nation!

Q: Why did the belt get arrested?

A: He held up a pair of pants.

Q: Why did the picture go to jail?

A: Because it was framed.

Q: Who earns a living driving their customers away?

A: A taxi driver.

Tenants in the future, please call the office to see if your gift certificate is ready before coming to the office. Thank you