



Tel: (613) 232-0016

Fax: (613) 232-1977

Email: e.louttit@bellnet.ca

www.gignulhousing.org

# GIGNUL MASENYGUN

## FIRE PREVENTION WEEK



Fire Prevention Week runs from Oct. 6-12 and this year's theme is "Not Every Hero Wears a Cape, Plan and Practice Your Escape."

It's important that every family has a fire safety plan and that they practice the plan so they know what to do in case of an emergency.

Practicing the escape plan could make the difference between getting out unharmed and being trapped inside if a fire breaks out.

Fire experts says people may have less than two minutes to escape a burning home once a smoke alarm goes off.

Fire safety is such an important topic. "It only takes a few minutes to make a map of your home with two exits out of every room, test your smoke alarm and choose an outside meeting place."

This year's campaign includes the following safety tips:

{ } Install smoke alarms on every level of the home and in every bedroom for maximum protection.

{ } Remove smoke alarms from the wall or ceiling, check for the manufacture date and replace any

that are 10 years old or older.

{ } Connect hard-wired smoke alarms throughout the home so when one sounds, they all do.

{ } Test alarms monthly.

{ } Ensure everyone in the home knows the sound of the smoke alarm and understands they should go outside immediately if they hear it.

{ } Agree on a family meeting place.

{ } Stay outside and call the fire department.

Test your smoke alarm and choose an outside meeting place.

### INSIDE THIS ISSUE

- Fire Prevention Week
- Daylight Saving Time
- Landlord, Not Tenant, Is Responsible For Organizing Repairs To Apartment Unit
- Halloween Safety Tips For Kids
- Easy And Effective Strategies To Improve Your Home Security For Renters and Owners
- Electric Portable Space Heater Safety
- Constructive Thinking
- Recipe Of The Month
- Pay & Win
- Joke Corner

## DAYLIGHT SAVING TIME

Daylight Saving Time ends Sunday, Nov. 4 - meaning when the clock strikes 2 a.m., we'll be "falling back" an hour to 1 a.m. During this time, residents are asked to check and change their smoke alarms batteries when changing their clocks.

## LANDLORD, NOT TENANT, IS RESPONSIBLE FOR ORGANIZING REPAIRS TO APARTMENT UNIT

### QUESTION

My apartment needs some repairs. The closet doors are damaged and off the track, the bathroom sink drains very slowly and the bedroom could use a fresh coat of paint. However, based on what I have seen in another apartment, I don't think my landlord will do a good enough job to suit me. Can I hire someone to do the repairs myself? Can I withhold my rent to cover the expense?

### ANSWER

You do not say whether your landlord is aware of the maintenance issues you describe. The first thing you should do is notify your landlord of the issues in the unit. The best practice would be to notify your landlord or superintendent in writing. Many landlords have a "work order" system for tenants to submit maintenance requests. Notifying your landlord is important because if you make the repair yourself without any authorization, you run the risk of not being reimbursed for those costs or even obligated to pay for additional repairs.

Under the Residential Tenancies Act (RTA) landlords are responsible

for maintaining the residential complex in a good state of repair, and tenants are responsible to avoid damaging the unit. If a tenant damages the unit while attempting to perform repairs or a renovation, then the tenant would be responsible for fixing that damage.

The standard that must be met is to perform repairs in a way that would be accepted as good workmanship by the relevant trade. Landlords are not responsible for upgrading or improving a rental unit. In your case, fixing the closet doors (or replacing them with closet doors of similar quality), using the same quality of paint and unclogging the sink would be required.

The crux of your question seems to be whether you can prevent the landlord from performing a repair to do it yourself. The simple answer is you cannot. If your landlord wants to perform the repairs, the RTA does not permit you to deny the landlord access to the unit. The RTA allows landlords to enter a unit in order to make a repair after giving 24 hours' written notice, specifying the time and purpose of entry.

A tenant should not withhold any rent, even if a repair is urgent. If a tenant

does that, the landlord can apply to have the tenant evicted for non-payment of rent. If your landlord is refusing to undertake a repair you believe is necessary, you can apply to the Landlord and Tenant Board (LTB), and as part of that application you can ask the LTB to authorize a repair and order the landlord to pay the cost of it. Outside of that mechanism, you cannot keep your rent and use it towards repairs.

Your best bet is to discuss a reasonable solution with your landlord. If you want to replace the closet doors with something better, try offering to absorb the increased cost of better doors and having the landlord install them. If you want to change the colour of a room, try offering to have the room painted its original colour at the end of the tenancy. Check with your landlord if he or she wants you to use a chemical drain cleaner to clear the blockage in the sink, since opinion is divided on whether that is the best approach.

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



## HALLOWEEN SAFETY TIPS FOR KIDS



- ⌘ Never trick or treat at one
- ⌘ Know the neighbourhood
- ⌘ Obey traffic rules

- ⌘ Carry a flashlight or reflector
- ⌘ Don't enter strange homes
- ⌘ Stay with the group or parents

- ⌘ Eat only wrapped candies
- ⌘ Don't eat all the candy at one
- ⌘ HAVE FUN!!

## EASY AND EFFECTIVE STRATEGIES TO IMPROVE YOUR HOME SECURITY FOR RENTERS AND OWNERS

When someone breaks into your home, it's not just possessions that disappear - often your sense of safety is stolen too.

Try these tips from the experts. Some may seem obvious, but it's better to be reminded than risk your home's security.

**Don't place your garbage bins underneath a window**, as this provides an easy entry point;

**Don't leave ladders lying around.** They're really helpful to thieves;

**Move your valuables out of sight from windows**, especially those that are street-facing;

**Reconsider having a towing fence or huge hedge in front of your house.** They obscure the view of neighbours or passers-by, and that could make things easier for burglars.

**Don't leave a spare key under the doormat or pot plant** - thieves do look there;

**Ask a neighbour to collect your mail if you're away**, and don't get

packages delivered to your home if you're out all day as this sends a clear sign the house is vacant;

**It's best not to advertise big purchases.** If you've bought a new TV or computer screen, chop up the box and put it in the recycle bin;

**Watch what you post on Instagram.** It might be tempting to share your realtime holiday snaps on public social media accounts, but this is also indicates to shady characters that your home is empty and easier to access.

## ELECTRIC PORTABLE SPACE HEATER SAFETY

When the weather turns cold, it can bring a chill into our homes. Portable space heaters have become a popular way to supplement central heating or heat one room. If you plan to use portable electric space heaters, make sure to follow these tips and recommendations:

### HEATER CHECKLIST

- ☞ Purchase a heater with the seal of a qualified testing laboratory.
- ☞ Keep the heater at least 3 feet (1 metre) away from anything that can burn, including people.
- ☞ Choose a heater with a thermo-

stat 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 of foot traffic. 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.

### Types of electric space heaters

- ☞ Oil or water-filled radiator heated oil or water travels through the heater. Fan-forced heater A fan blows warm air over metal coils.
- ☞ Ceramic heater Air is warmed over a ceramic heating element.
- ☞ Infrared heaters Heat is created by infrared bulbs.

**FACT:** Two in five deaths in space heater fires involve portable electric space heaters.

**Cleaner for Gold Jewelry:** Use one cup apple cedar vinegar. Submerge solid gold jewelry item in vinegar for 15 minutes, remove & dry with cloth.

**Clean the Microwave:** Boil a solution of 1/4 cup of white distilled vinegar and 1 cup of water in the microwave. Will loose splattered on food and deodorize.

**Ant Deterrent:** Ant invasions can sometimes be deterred by washing counter tops, cabinets and floors with white distilled vinegar.

## RECIPE of THE MONTH

## CONSTRUCTIVE THINKING

### Roasted Carrots with Thyme

#### Ingredients

2 lbs. fresh carrots, peeled  
2 tbsp. extra virgin olive oil  
1/2 tsp. kosher salt  
1/4 tsp. freshly ground black pepper  
2 tsp. fresh chopped thyme (or 1.2 tsp. dried), plus more for serving

#### Instructions

Preheat the oven to 425°F. Line a baking sheet with aluminum foil.

Slice the carrots on the diagonal about 2 inch thick. Make sure all pieces are approximately the same size to ensure even cooking.

Directly on the prepared baking sheet, toss together the carrots, olive oil, salt, pepper and thyme. Roast, stirring once mid-way through, until nicely caramelized and tender, 20-25 minutes (cooking time will depend on thickness of carrots). Taste and adjust seasoning if necessary. Transfer to a bowl and sprinkle with more fresh thyme, if desired.

As we say goodbye to the warm months of the summer season and welcome to the cooler fall weather, it's important to keep a few safety tips in mind.

Below are some safety tips and reminders to ensure your family can enjoy the crisp autumn weather, while avoiding some of the dangers that come with the season.

#### Fall Safety Tips

**Get Your Flu Shot** - Autumn is the start of flu season, and it's recommended that everyone six months and older gets vaccinated.

**Fire Safety** - When the weather turns cold, most people spend more time inside their homes using fireplaces, furnaces and heaters to keep warm. Before the cold weather sets in, be sure to call your heating and cooling company to service your furnace. A specialist should inspect the furnace to make sure everything is in working order.

#### Be Aware of Poor Visibility While

**Driving** - Falling leaves can obscure vision on roadways, as can rain and fog. Be aware of limitations in your visibility, and slow down if you can't see well.

**Watch For Children Playing Close To The Street** - Children love to play in piles of leaves, so use extra caution when leaves are piled at curb-side. In addition, school buses will be making their rounds now that school is back in season so drive with care in your local neighbourhoods.

**Slow Down on Wet Pavement** - In many areas of the country, rain is common during the fall. If it's raining, keep a safe distance from the car in front of you. Wet roads make it more difficult to stop.

**Be Prepared for Bright Sunlight** - When sunrise occurs later in the morning, it can also present challenges for drivers. Having a pair of sunglasses in your vehicle to wear when the sun is bright is a good strategy.

### 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 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.

### JOKE CORNER

Q) Where did Noah keep his bees?  
(A) In the Ark hives.

(Q) Why did Tony go out with a prune?  
(A) Because he couldn't find a date!

He thought he was clever because his blood test results said A+.

The first computer dates back to Adam and Eve. It was an Apple with limited memory, just one byte. And then everything crashed.

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

Thank you