

GIGNUL MASENYGUN

AUTUMN FIRE SAFETY

OUTSIDE THE HOME

⌘ Never park your car or truck over a pile of leaves. The heat from the vehicle's catalytic converter or exhaust system can ignite the leaves below.

⌘ The resulting fire could destroy your vehicle.

⌘ Flammable liquids should not be stored in inside the home or in an attached garage or shed. This includes any unused fuel still in the fuel tank.

Store this equipment away from your home or drain excess fuel out of the tank before storing.

This simple safety precaution will help prevent accidental fires from escaping fuel vapors.

⌘ Remove fuel from lawn mowers before storing them for winter.

⌘ Contact your utility company if trees or

branches are not clear of

power lines

⌘ Prune back trees, and rake up leaves and debris. If you live in an open area with a lot of natural vegetation, consider creating a defensible fire zone around your home.

Prune the bottom branches from trees and remove shrubs and trees within 20 feet of your home

⌘ Don't store cardboard boxes, paper or other flammable materials in the backyard. These materials provide ready fuel for a fire and all it takes is one spark.

HEATING YOUR HOME

Most Important!

⌘ Check all smoke and carbon monoxide detectors to make sure they work, and change the batteries. It is the law for all Ontario homes to have a working smoke alarm on every storey and out-

side all sleeping areas.

This covers single family, semi-detached and town homes, whether owner-occupied or rented.

⌘ Have a useable fire extinguisher available.

SPACE HEATERS

⌘ Make sure that any space heaters are surrounded by at least three feet of empty space.

⌘ Never place clothing or any other objects on a space heater to dry.

⌘ Do not place space heaters near furniture or drapery.

⌘ Turn space heaters off when you leave the house or go to bed.

⌘ Avoid storing any combustible items near heaters.

Prevention is the best way to fight a fire!



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REFER TO LEASE TO DETERMINE IF TENANTS HAVE THE RIGHT TO INSTALL LOCKS WITHIN UNIT

QUESTION

I am the landlord of a two-bedroom basement apartment in Ottawa that has its own private entrance. I have new tenants who have known each other for a long time. Weeks after signing the lease and days after moving in, they have asked for locks to be put on each of the bedroom doors. Do tenants have the right to request locks for their bedroom doors so that no one can enter when they are absent? If so, can I charge them for the cost of the installation, and the future removal? (All the locks I have seen are unsightly. I would want to remove the locks before showing the apartment to prospective tenants). Who would beat the cost if the fire department answered a call and had to break down a door to get into one of their bedrooms?

ANSWER

Section 35 of the Ontario Residential Tenancies Act prohibits a tenant from changing the locks on doors that give access to the rental unit, but that section does not address the issue of locks on doors within the rental unit.

With respect to the doors on which your tenants want to put locks, the issue depends in part on what your

lease says. If your lease prohibits your tenants from putting locks on internal doors, then they would not be allowed to do that legally without your agreement now.

However, it is doubtful that the Landlord and Tenant Board would allow you to enforce your rights by giving you an eviction order if the tenants installed the locks and refused to remove them. That is because it is doubtful that putting on the locks would be a substantial breach of your reasonable enjoyment of the unit or of your legal rights. (A breach yes, but not a substantial breach).

Alternatively, you could agree to allow the tenants to put on the locks (or do it at their expense) with the condition that they pay you for the restoration of the doors and door frames when they vacate. You may also set out that you can remove the internal locks as soon as they give you notice of termination since that is when you will want to show the unit to new prospective tenants. You would be best to put all those conditions in writing.

If the lease is silent on the issue, then the tenants probably have the right to install the locks. Unless the tenants were at fault for causing the emergency, you would be stuck with the

cost if emergency personnel had to break down a door due to the internal locks.

On a practical level, it is unfortunate that the tenants did not raise this when they negotiated the lease. However it is positive that they are discussing it with you now instead of just going ahead.

An issue that does not affect you but would affect many landlords at this: The City of Ottawa has bylaws requiring rooming houses to be licensed, and prohibiting rooming houses in various areas of the city. The city's bylaws kick in at four bedrooms. In determining whether a unit is being used as a rooming house, a key issue is whether there are locks on the internal doors. In a unit of four bedrooms or more, it would usually be a substantial breach of the landlord's legal rights for the tenants, who have together rented the house to share, to install internal locks. This issue applies regardless of whether the lease addresses the issue.

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

Crime Safety Tips:

Always keep your home's doors and windows locked when you go to bed or leave your house, even if you are leaving for a short period.

Be aware of home improvements scams. If you did not solicit the contractor or salesman who shows up at your door unannounced, do not do business with that person.

Always remember to close your car windows, take any valuables out of your car, and lock your doors every time you exit your vehicle, even if your vehicle is parked in your driveway.

BACK TO SCHOOL SAFETY CHECKLIST

As summer draws to a close and children start heading back to school, family life can get pretty hectic. It's important to remember - and share with your children - some key tips that will help keep them safe and healthy throughout the school year.

Getting to School

Whether children walk, ride their bicycle or take the bus to school, it is vitally important that they - and the motorists around them - take proper safety precautions.

Walkers

- ☞ Walk on the sidewalk; if there is no sidewalk and you must walk in the street, walk facing traffic.
- ☞ Before crossing the street, stop and look left, right and left again to see if cars are coming.
- ☞ Never dart out in front of a parked car.
- ☞ Parents: Practice walking to school with your child, crossing streets at

crosswalks when available.

- ☞ Never walk while texting or talking on the phone.
- ☞ Do not walk while using headphones.

Bike Riders

- ☞ Always wear a helmet that is fitted and secured properly.
- ☞ Children need to know the rules of the road: Ride single file on the right side of the road, come to a complete stop before crossing the street and walk the bike across.
- ☞ Watch for opening car doors and other hazards.
- ☞ Use hand signals when turning.
- ☞ Wear bright-colored clothing.

Bus Riders

- ☞ Teach children the proper way to get on and off the bus.
- ☞ Line up 6 feet away from the curb as the bus approaches.

☞ If seat belts are available, buckle up.

- ☞ Wait for the bus to stop completely before standing.
- ☞ Do not cross in front of the bus if possible, or walk at least 10 feet ahead until you can see the other drivers.

☞ Get the facts on bus safety from Injury Facts.

Drivers, Share the Road

- ☞ Don't block crosswalks.
- ☞ Yield to pedestrians in crosswalks, and take extra care in school zones.
- ☞ Never pass a vehicle stopped for pedestrians.
- ☞ Never pass a bus loading or unloading children.
- ☞ The area 10 feet around a school bus is the most dangerous for children; stop far enough back to allow them to safely enter and exit the bus.

FALL PREVENTION CHECKLIST

(For older adults)

- ☞ Always clear walk paths & repair as needed to prevent falls/trips.
- ☞ Inspect & repair stairs or any unlevel area or change in height for safety & install rails or handrails.
- ☞ Install non-skid material in high water areas such as bathtub or shower & non-skid material under rugs.
- ☞ Remove throw rugs unless small & used in high water traffic areas & they should be secured in the corners &

- have non-skid material underneath to prevent slips & trips.
- ☞ Install color contrast at top & bottom of stairs or at change in height of flooring.
- ☞ Install adequate lighting in all areas of home indoors & outdoors & use nightlights in walk path from bedroom to bathroom & to kitchen.
- ☞ Install grab bars or hand rails in bathroom for safety getting in/out of tub/shower.

- ☞ Use equipment in bathroom where needed over toilet or in shower or tub for safety & assistance in transfers.
- ☞ Have a physical therapy evaluation for fall prevention or home safety assessment for any needed equipment for gait or to assist in making other activities easier & safer.
- ☞ Use a cane or walker for ambulation if you have balance problems or weakness.

RECIPE OF THE MONTH

Prize Winning Meatloaf

1 1/2 lb lean ground beef
1 cup tomato juice or tomato sauce
3/4 cup Quaker Oats (quick or old fashioned, uncooked)
1 egg or 2 egg whites, lightly beaten
1/4 cup chopped onion
1/2 tsp salt (optional)
1/4 tsp black pepper

Heat oven to 350 °F. Combine beef, tomato juice, oats, egg, onion, salt, if desired, and pepper in large bowl, mixing lightly but thoroughly. Shape into 8x4 inch loaf on rack in broiler pan.

Bake 55 minutes to medium doneness (160 °F) until no longer pink in centre and juices show no pink color. Let stand 5 minutes.

Tips: Sprinkle top of meatloaf with 1 cup shredded cheese. Return to oven for 3 minutes to melt cheese.

AUTUMN HEALTH & SAFETY TIPS

Follow these tips to help you and your family stay safe and healthy this autumn!

Keep your kids safe and healthy

Get involved with your kids' activities at home and at school to help ensure they are safe and healthy.

Take steps to prevent the flu

The single best way to protect against the flu is to get vaccinated each year in the fall. Cover your nose and mouth with a tissue when you cough or sneeze. Wash your hands often. Stay home if you get sick.

Keep food safe

Food is center stage during the holidays. Be sure to keep it safe by following basic food safety steps. Clean hands and surfaces often. Separate

foods to avoid cross-contamination. Cook to proper temperatures. Chill promptly.

Test and replace batteries

Check or replace carbon monoxide batteries twice a year when you change the time on your clocks each spring and fall. Replace smoke alarm alkaline batteries at least once a year. Test alarms every month to ensure they work properly.

Wash your hands

Keeping hands clean is one of the most important steps you can take to avoid getting sick and spreading germs to others.

It's best to wash your hands with soap and clean running water for 20 seconds. If that's not possible, use alcohol-based hand rubs.

JOKE OF THE WEEK:

Do twins ever realize that one of them is unplanned?

(Q) Did you hear about the crook who stole the calendar?

(A) He got twelve months.

(Q) Why is an island like the letter T?

(A) They're both in the middle of water.

(Q) Why did the flamingo post on her

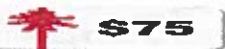
dating profile?

(A) Single and ready to flangle.

(Q) What is every goat's favourite Haddaway song?

(A) What is love? Baby don't herd me.

PAY & WIN



Congratulations to
SAMANTHA MARTIN
for August's Pay & Win
Winner!

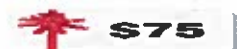
PAY & WIN

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.

PAY & WIN



Congratulations to
MICHAEL LASAGE
for September'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