

Gignul Housing and Madawan will be closed on Thursday, June 21st for National Indigenous Peoples Day



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NATIONAL INDIGENOUS PEOPLES DAY



Government of Canada

Gouvernement du Canada



#NIPDCanada

Canada's National Aboriginal Day is usually held on June 21 to celebrate the unique heritage, diverse cultures, and outstanding achievements of the nation's Aboriginal peoples. There are three Aboriginal groups in Canada - First Nations, Inuit and Métis peoples.

National Aboriginal Day events are held in every region across Canada. Activities and events include (but are not limited to):

- ☞ Summer solstice festivals.
- ☞ Barbecue fundraisers.
- ☞ Social networking gatherings with traditional and

contemporary music, dance and singing.

☞ Sacred fire extinguishing ceremonies.

☞ Traditional feasts, which may include fry bread and moose stew.

☞ The cutting of a cake to honour National Aboriginal Day.

National Aboriginal Day in Canada gives people of all walks of life the opportunity to celebrate and share knowledge about the Aboriginal peoples' values, customs, languages, and culture.

On June 21, celebrate the

heritage, diverse cultures and outstanding achievements of First Nations, Inuit and Métis!

Find out more about these special days:

☞ National Indigenous Peoples Day - June 21

☞ Saint-Jean-Baptiste Day - June 24

☞ Canadian Multiculturalism Day - June 27

☞ Canada Day - July 1

Indigenous Day Live is proud to be a part of the [Ottawa Summer Solstice Indigenous Festival](#)

June 21st-24th, 2018 at Vincent Massey Park.

HARASSENT WILL NOT BE TOLERATED

It has been to our attention that Gignul Staff working in some units have subjected to foul language while working.

Any verbal abuse or foul language directed to Gignul Staff will not be tolerated.

Gignul Staff have the right to walk away from the

premises when they feel disrespected and/or abused. You will have to call the office again to re-schedule your work order.

LANDLORD IS ALLOWED TO CHARGE FOR EXTRA ELECTRICITY USAGE IF TENANT USES AN A/C UNIT

QUESTION

I live on top floor of a triplex. On hot days in the summer the temperature in my apartment is unbearable. I want to install an air conditioner in the window of my bedroom so that I can sleep. Am I allowed to go ahead and do that, or do I have to deal with my landlord? One of the other tenants told me that the landlord charges \$150 per season for the extra electricity to run an air conditioner. Is the landlord allowed to do that?

ANSWER

An additional charge for the electricity to run an air conditioner is legal under the Residential Tenancies Act ("RTA"). Generally, it is perfectly proper for the landlord to insist on such a charge if you want to install an air conditioner.

Under the regulations of the RTA, the charge should be the landlord's actual cost for the electricity. However, as a practical matter both tenants and landlords want to agree in advance on a fixed charge, based on the approximate cost of the electricity to operate a window air conditioner. Given the cost of electricity, \$150 or \$200 for the season is a rea-

sonable estimate of the cost for Ottawa's cooking season for an air conditioner in a small apartment.

As to installing the air conditioner, you should speak with your landlord to ensure the air conditioner is installed in a way that does little or no damage to the window frame. As a tenant, you are responsible to repair or pay for any damage you cause to the rental unit other than ordinary wear and tear.

In addition, there are safety concerns with window air conditioners. They are heavy, and if they are not installed correctly they can fall out of the window. That can happen either during the installation process or afterwards. If an air conditioner falls out of a window it can potentially injure a person who happens to be below the window at the time.

In the extreme, if the air conditioner hits a person on the head, the falling A/C unit could even kill someone.

For those reasons, it is essential that the A/C unit be installed correctly and safely.

Since you live in a low-rise building that does not have a central air conditioning system, this is not your con-

cern, but it can be difficult for building managers of highrise buildings to provide good cooling. As those buildings are usually designed, heating and cooling is done by running hot or cold water (or a special fluid) through the same set of pipes. In a large building it will typically take 24 hours or more to switch back and forth between heating and cooling.

Therefore, weather that switches between hot and cold creates a dilemma for building managers. If they switch the system over from heating to cooling, they will make their tenants happy with the cooling, but the tenants and the owner will not be very happy when the weather cools off and heat is needed but not available. Until late May, temperatures below freezing are even possible, and that creates a risk of damage to a building and serious discomfort to tenants. As of June, given Ottawa's usual track record of heat, most tenants would want cooling to be available and would be prepared to take the risk of some cool nights to get it.

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

FURNACE ROOM/LAUNDRY AREA

Tenants are reminded that any common areas of the building are to be kept free of personal belongings; common areas include hallways at front and side entrances, furnace and laundry rooms.

The area around the furnace must

have a free and clear from footing of 1 meter all around with nothing blocking the area should ever an emergency occur where access may be needed.

Tenants are reminded on a regular basis that personal items must not

obstruct any doorways at any time; nor can personal items accumulate in any common areas of Gignul properties as it is a violation of the Fire Code. In order to escape should ever a fire occur clear and free passage of doorways and stairs must be accessible at all times.

SAFETY TIPS—SPRING AND SUMMER

Around The House

☞ Regularly maintain shrubs and hedges around the property to prevent sight lines from being blocked.

☞ Keep your garage door closed unless you need to access the garage.

☞ While working around your property, keep exterior doors that are not in your line of sight locked.

☞ Keep your screen door locked while inside and avoid leaving wallets or purses near the front door or in plain view.

At Night

Keep readily accessible or easily accessed windows and sliding doors closed and locked. If the window is required for ventilation, install a stop that allows it to be opened no more than 4 inches.

While Out

☞ Close and lock all windows and doors.

☞ Lock all gates around the house.

☞ Never leave the garage door up while taking the car for a short period of time. Always close and lock the garage when not at home.

While On Vacation

☞ Cancel newspapers until further notice.

☞ **Do not advertise your absence by posting your vacations activities or plans on social networking sites like Facebook, Twitter or Foursquare.**

☞ **Disable all GPS applications on your mobile devices; i.e. Google Latitude.**

☞ Ask a trusted friend or neighbour to look on the house daily. Request them to pick-up flyers and mail. Invite them to use your driveway.

☞ Let other trusted neighbours know that you will be away and tell them what visitors you might expect on the property. Ask them to call Police if they see anything unusual.

☞ Arrange for the lawn and garden to be regularly maintained.

☞ Use at least two timers to turn the lights on and off. Try to mimic a lighting pattern that's typical for you.

☞ Manage phone calls with an answering machine that leaves the impression you're at home. In the absence of an answering machine, turn down the ring volume.

☞ Disable the garage door opener.

☞ Do not store jewelry or keys to vehicles in predictable places such as master bedroom dressers or, in the case of keys, near the front door. Store high value/sentimental jewelry in your safety deposit box.

TENANTS AND PETS AND BY-LAW 2003-77

Pets give their owners a sense of companionship, security and joy. Just as all tenants have the right to have and enjoy pets. All tenants have the right to a clean and safe environment. You may keep a pet unless owning that kind of pet is against the law.

All pet owners are reminded that it is your responsibility to "stoop and scoop" your pet waste. Removing dog waste is your responsibility, it ensures that sidewalks, walkways, front/back yards are cleaner for all other tenants to enjoy.

Pet excrement is a health hazard.

Leaving your dog's waste in areas where children play exposes kids to parasites such as roundworms, as well as bacteria infections. Dog waste can also transmit diseases to other pets.

We are still getting calls from other tenants complaining that pet owners are not cleaning, stooping and scooping after their pets.

The Tenant Relations Officers will continue to write letters to pet owners to remind them that it is their responsibility to clean after their pets. As a result of this pet waste problem, it is not the responsibility of our Maintenance crew to go clean after the pet

waste. If at any time Gignul Housing finds it necessary to inspect the property the tenant will be billed for any costs related to clean up for both pets and garbage.

If you see that your neighbours are not picking up after their pets please call the City of Ottawa By-law office directly at 311 to lodge a complaint. Thank you for your cooperation pet owners.

***NOTE:** City By-laws are created and enforced by the City of Ottawa. (BY-LAW NO. 2003-77). To read more please visit www.ottawa.ca or request it from City Hall.

RECIPE OF THE MONTH

SUMMER CORN SALAD

Ingredients

6 ears corn, husked & cleaned
3 large tomatoes, diced
1 large onion, diced
1/4 cup chopped fresh basil
1/4 cup olive oil
2 tbsp white vinegar
Salt and pepper to taste

Directions

Bring a large pot of lightly salted water to a boil. Cook corn in boiling water for 7 to 10 minutes, or until desired tenderness. Drain, cool, and cut kernels off the cob with a sharp knife.

In a large bowl, toss together the corn, tomatoes, onion, basil, oil, vinegar, salt and pepper. Chill until serving.

10 TOPS FOR FIRE SAFETY

Install Smoke Detectors: Install smoke alarms on every floor of your home, inside and outside the bedrooms. Test them once a month, and replace your batteries twice a year.

Be Careful With Smoking Materials: Never smoke in bed or when you're drowsy or have been drinking or taking medications.

Use Electrical Safely: Replace damaged electrical cords and repair appliances that smell, smoke, or overheat.

Cook Safely: Never leave cooking unattended, and keep cooking areas clean and uncluttered.

Space Heaters Need Space: Keep portable and space heaters at least three feet from anything that could possibly burn or ignite.

Keep Matches and Lighters Out Of Sight: Keep matches and lighters away from children. Store them up high in a locked cabinet.

Have A Home Fire Extinguisher Available: Keep an ABC type of fire extinguisher in your home. Make sure that the unit is charged. Common places to keep an extinguisher are the kitchen, the garage, and the basement.

Plan Your Escape: Make a home escape plan and hold regular fire drills so everyone in your household knows what to do in an emergency. When escaping a fire, feel the cracks around the doors with the back of your hand before opening them. If they are warm, try another escape route.

Pay & Win



Congratulations to
TONY TULUGAK
for June'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.

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

Thank you

JOKE CORNER

(Q) What happens if you eat yeast and shoe polish?

(A) Every morning you'll rise and shine!

(Q) What do lawyers wear to court?

(A) Lawsuits!

(Q) Where do crayons go on vacation?

(A) Color-ado!

(Q) Why did the tomato turn red?

(A) It saw the salad dressing!

TIPS AND TRICKS

Mix equal parts flour, sugar and vinegar to make a paste to clean soot, grease and other grime off old pots and pans.

Give your dog a piece of raw carrot to help clear up bad breath and small amounts of yogurt to help with gas.

Use baby wipes on carpet stains. They will take out everything from oil to blood.

Use a blow dryer on its lowest setting to gently separate photographs.

Clean your shower head overnight with white vinegar. Fill a sandwich bag with white vinegar and place your shower head in the solution overnight. In the morning you should have a dirt and grime free shower head.