

The Law and You

These questions and answers, based on Ontario Law, are intended to inform and not to advise. No one should try to apply or interpret the law without the aid and advice of a trained expert who knows the facts, since the facts of each case may change the application of the law.

1. Q: What is the monetary limit on claims that may be brought in Small Claims Court?

A: The maximum amount is now \$1,000.00 due to recent amendments. This is up from a previous maximum of \$400.00.

2. Q: Can the cost of legal counsel's fees be recovered in Small Claims Court?

A: Yes, to a maximum of \$40.00. Very few full-fledged lawyers argue cases in Small Claims Court. Articling students, however, are common. Now \$40.00 can be claimed for the cost of this legal counsel in addition to the ordinary court costs which are fairly nominal and vary with the amount of your claim. No fees are allowed if there is no trial e.g. if a default judgement is obtained before hearing. Fees are not recoverable if it is a student or an agent appearing on your behalf.

3. Q: Generally speaking, what are the different causes of action that could be taken in Small Claims Court?

A: Small Claims Court handles a wide variety of legal issues including unpaid loans; certain landlord and tenant disputes; automobile accident claims; contract disputes involving problems such as services performed and quality of goods. Subject to the \$1,000.00 limit Small Claims Court provides a simpler, less expensive way of having disputes settled by the courts.

4. Q: What are some causes of action that are not capable of Small Claims Court procedure?

A: Certain issues ranging from seduction and breach of promise of marriage to malicious prosecution and slander and libel are outside the ambit of Small Claims Court. In dealing with any court you must act quickly. If your cause of action is one properly handled in Small Claims Court you will be required to start your action within a stipulated time: that is, before the "limitation period" is up. For example, you have two years from the date of an automobile accident between two private parties, in which to start your action. The limitation period will be shorter if one of the vehicles involved is owned by the Crown.

5. Q: If I am served with a Summons directing me to appear in Small Claims Court on the 1st of March, 1978, what must I do?

A: Depending upon the severity of the dispute and the amount claimed against you, you may wish to consult a lawyer. If legal aid services are available in your area you may wish to obtain some advice on your legal position. The Clerk of the Small Claims Court is available for questions you may have on time limits, forms, procedure and the like. One thing to remember is that you, as defendant will have ten days in which to file a "dispute" to the plaintiff's claims. Once

(Continued on page 5)

A Neighborhood Professional™ can be your best friend.

Training and experience. Knowledge of the local market. Understanding real estate rules and regulations. These are just three reasons why we can be your best friend when you're selling a house.

There are 18 more in our 21 Reasons Why CENTURY 21 Should Sell Your House For

You brochure. Let us show you how. Call or drop by today for your complimentary copy.

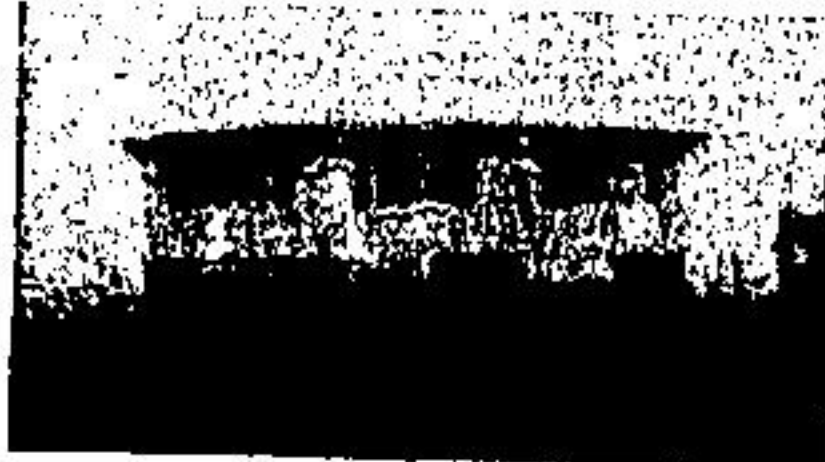
Century 21
JON ZORGE REAL ESTATE INC.
 MEMBER BROKER

Each office is independently owned and operated.



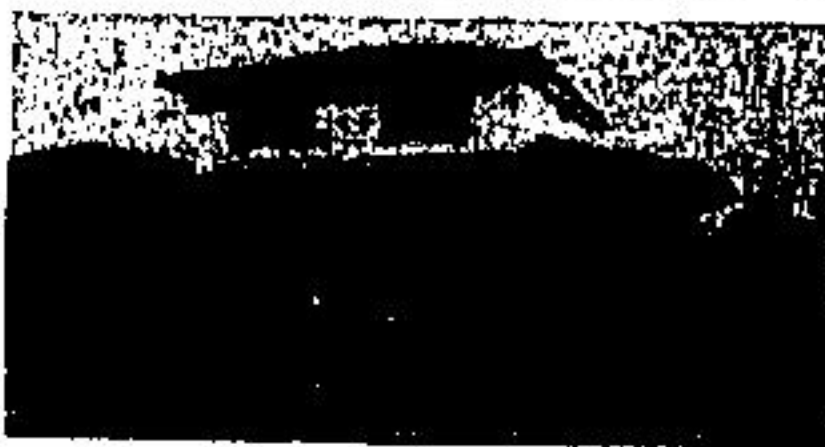
We're the Neighborhood Professionals.

NEW LISTINGS



CALLING ALL GREEN THUMBS

1000 sq. ft. vegetable garden and 17 fruit trees need tender loving care at this 4 bedroom, 3 bathroom home in town. Has a paved drive, garage, gas BBQ and light, and a walkout to patio. Asking \$75,900. Call Anny Drischler 616



BIG FAMILY HOME

Set on a quiet court. 4 bedrooms, 2 baths, in-ground pool, fully fenced, gas BBQ, broodroom and tool shed. Give Matt Todd or Jon Zorge a ring and we'll look after everything. \$69,400. 618



MULLEN PLACE DREAM HOME

It's almost complete. Make your dreams come true in this 3 bedroom, modern home. It features a kitchen, dining, family, living centre. Floor to ceiling fireplace, master bedroom ensuite. Choose your broodroom. Priced at \$108,850. 632

LOOK NO FURTHER!

Large 4 bedroom semi with games room, patio, tool shed and workshop at \$68,900. Jon Zorge is the one to call for an appointment. 629

COUNTRY SECLUSION

3 bedroom home surrounded by 114 acres. Includes a barn, open shed, implement shed and 2 storage rooms. Asking \$225,000. Call Audrey Davies. 631



WANT SOMETHING DIFFERENT???

Come take a look at this unique design featuring Cathedral type ceilings in living and dining rooms in this super 3 bedroom home. It also has 2 baths, paved driveway, carport, rec room with fireplace, dishwasher, tool shed, broodroom, pool and backs onto a greenbelt. Come see for yourself. Call Cam Eades or Mal Dodge. 617



SUPER EXCLUSIVE

3 bedroom brick and aluminum home featuring 2 baths, broodroomed rec room, gas BBQ, above ground pool and built by "Bovis". Great buy at \$64,900. Give Al Currie a ring. 619



SPECIAL OF THE WEEK CHARMING CLASSIC

Super 101-year-old sophisticated 3 bedroom home with 3 baths, modern kitchen, electric air cleaner, marble fireplace, workshop and some appliances. Priced at \$105,000. Call Mal Dodge or Cam Eades. 620

EXCLUSIVE SEMI

Come see this 4 bedroom home with 2 baths, large den and priced at \$57,900. Give Jon Zorge a ring. 630

GREAT STARTER HOME

3 bedroom 2 storey cluster home in Bramalea. No maintenance fee, patio, tool shed, nicely decorated and fully carpeted, only \$45,900. Audrey Davies will help you on this one. 621



STOP - LOOK - LISTEN

stop by—look at—listen to—all the features of the neat 3 bedroom sidesplit. 2 baths, paved driveway, family room, den and finished laundry room. Seeing is believing. Asking \$70,900. Give Jon Zorge a call. 622



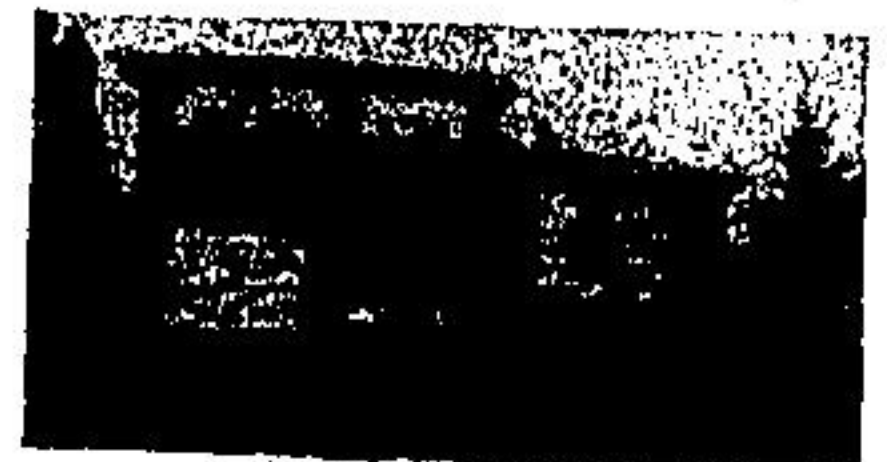
A HOME FOR ALL SEASONS

Warm up in your family room next to the fireplace and cool off in the above-ground pool of this 3 bedroom brick and aluminum sidesplit. Featuring 2 baths, central air, and a large lot. Priced at \$68,900. Call Audrey Davies. 623



VALUE FOR YOUR DOLLAR

Big 4 bedroom 2 storey brick and aluminum home. Completely redecorated and now only \$59,900. 1/3 acre lot is great for a pool or garden. Call Mal Dodge now. 624



THE PRICE IS RIGHT

Where else can you get a large 4 bedroom sidesplit for such a low price in town? Features a main floor family room, large central hall and materials left to finish off the rec room your way. Priced to sell at \$66,900. Call us now. 625



LIGHT UP YOUR LIFE

and fire in this ceiling high fireplace. Great 1 1/2 year old 3 bedroom home with Mudac Warranty. Family room has bar, 2 car garage, pool and fully broodroomed. Super size lot. Give Mal Dodge a ring. 627

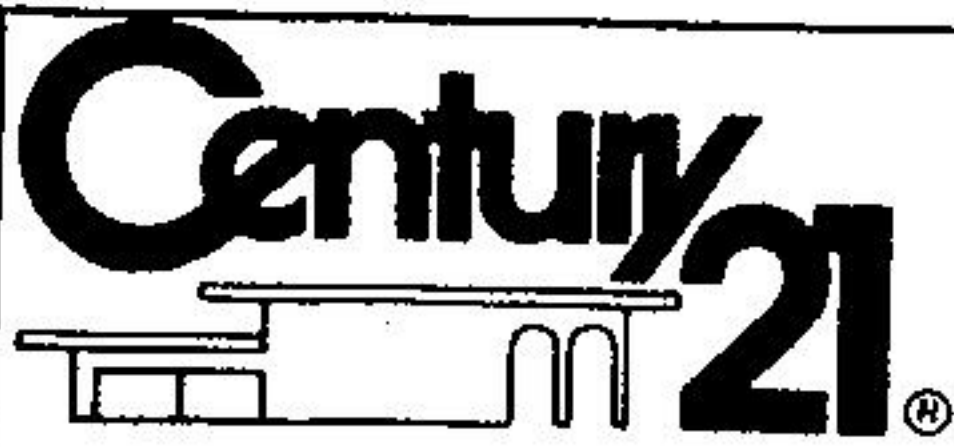


QUIET VILLAGE BETTING

Older home on lovely treed lot, interior needs some decorating but exterior is maintenance free aluminum. Priced at \$47,900. Give Audrey Davies a call. 628

BE THE HOST WITH THE MOST

Super 4 bedroom sidesplit, 2 baths, paved drive, single car garage, family room with walkout and partially finished rec room with bar. Lots of extras and priced right at \$68,500. Give Arlene Shortall a call. 626



JON ZORGE REAL ESTATE INC.

MEMBER BROKER

ANNY DRISCHLER 877-8349 ANNE PETO 877-8268
 CLAUDETTE LAGRANDE/IR 877-7827 CAM FADES 519-827-3214
 MAL DODGE 877-5468 AL CURRIE 877-4133
 MATT TODD 877-4590 AUDREY DAVIES 877-8367
 ARLENE SHORTILL 877-6639 JON ZORGE 877-5345

We're the Neighborhood Professionals.™

10 MOUNTAINVIEW RD. S.

WE SPEAK ENGLISH, FRENCH, GERMAN & DUTCH.

877-0155
457-2624