

Know your housing law

By Maurice Fenelon
Northern Affairs Officer

The following article is the first in a three-part series designed to better inform both landlords and tenants of their rights and obligations.

By law, all landlords and tenants in Ontario have certain rights and obligations regarding the rental of accommodation. Part IV of the Landlord and Tenant Act concerns residential rent dwellings in

Ontario. The law gives both landlords and tenants certain rights and obligations whether or not there is a written agreement. These rights and obligations cannot be given up, or waived, by either the tenant or the landlord regardless of any writ-

ten or verbal agreement.

A tenancy agreement is an arrangement between a landlord and tenant which allows the tenant to live in accommodation owned by the landlord. Once the agreement takes effect, the tenant is legally in possession of the dwelling although the landlord is still the owner.

A tenancy agreement may be written, verbal, or implied. Although verbal agreements are valid, it is easier to prove the contents of a written agreement in the event of a dispute. If the agreement is written, the landlord must deliver a copy of the agreement to the tenant within 21 days after it has been signed by the tenant.

A landlord can ask a tenant to provide a security deposit at the beginning of a tenancy provided it does not exceed the rent for one rental period. A security deposit is to be used only for payment of rent for the last rental period of the tenancy. It cannot be used to repair damages or for any other purpose.

If a tenant believes the security

deposit has been used for an unauthorized use he or she can apply to District Court for a refund plus interest.

As long as security is held by a landlord, the tenant must be paid an annual interest rate of 6% of the amount.

It is illegal for a landlord to ask a tenant to supply post-dated cheques. It is also illegal to charge "key money" or other payments beyond the legal security deposit. Neither a landlord nor a tenant can charge key money or any other

payment from a tenant, a prospective tenant or sub-tenant in return for the opportunity to rent a residential dwelling

If you would like further information, you may acquire the "Guide to the Landlord and Tenant Act Part IV" at the office of the Ministry of Northern Development and Mines at 2 Stevens Avenue, Marathon or by calling 229-1153. For areas outside of Marathon, ask your operator for Zenith 33160.

Certificate of Merit received

CWL monthly Report

The regular monthly meeting of St. Martin of Tours Catholic Women's League was held on Monday, May 9. The meeting opened with League prayers for the intentions of all C.W.L. members and directors. The scriptural reading was read by Marg.

Kathleen read the minutes of the previous meeting for Marylyn. Diane then gave the treasurers report. Sharon read the correspondence and a newsletter from co-workers of Mother Teresa.

An invitation was received to attend the 25th Anniversary of Sister Simone Lefevre on May 29.

The weekend of May 1 was C.W.L. Sunday; twenty-nine members took part at all masses. Coffee hour was held after the 10:30 a.m.

mass on Sunday.

On May 14, all were invited to attend the Marion year celebrations mass in Fort Williams Garden.

At the Diocesan convention held in Thunder Bay on May 3-5, St. Martin of Tours received a Certificate of Merit for increase in 1987/88 memberships. We also received recognition from Provincial President Margaret Tipping who had high praise for former News Editor Ken Lusk for the article on legislation that will protect the unborn, which he had printed in our local newspaper.

Evelyn gave her report for the month of April.

Kathleen gave Marylyn's report on the successful Mother's Day Tea and Bake Sale held May 7. The

cake walk was a big hit. Peggy Thompson was the lucky winner of the afghan and door prize, a cook book. The pie keeper was won by Yvonne Mallais and the stuffed Bear was claimed by Alyson Withers.

A quilt made and donated by Yvonne Rachon will be raffled with proceeds to go to Mother Teresa's Charity.

A clothing drive will be held from June 1-12 only please bring clean items packed in boxes.

Dolores will need help to pack some for shipping.

Father Campbell congratulated Lillian Belliveau our Division President on a job well done at the convention.

Sharyn presented 25 year member Ingrid Fournier with her pin.

At the close of the meeting a lovely lunch was served by Alma Hart and her helpers.

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Hydro's financial position strong

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"By the end of the year 85,000 litres of contaminated oil had been cleaned. Over the next five years, Hydro will eliminate two million litres of stored, low-level PCB's," Franklin said.

Franklin said he will announce new programs for the protection of the environment over the next few months.

On the financial side, Ontario Hydro's total revenues for 1987 were \$5.3 billion, an increase of \$427 million. Approximately half of the increase came from a 4.8 per cent growth in electricity demand.

Total operating costs, including financing charges, amounted to \$5 billion, an increase of \$403 million over 1986. Slightly more than half of this increase was due to higher fuel costs, especially coal. Increased demand and lower availability of hydro-electric generation because of exceptionally dry weather resulted in higher coal-fired generation.

The net income rose to \$271 million from \$247 million in 1986.

Franklin said that Hydro's long-

term debt increased to \$25.1 billion from \$24.6 billion but noted that the increase was offset by a larger increase in assets to \$32.7 billion from \$31.4 billion.

"Hydro's financial position is very strong," Franklin said. "The utility continues to be financially self-sufficient while maintaining electricity rates as low as feasible consistent with high safety and reliability standards".

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