

Nothing lasts forever

A Notice of Termination from a tenant to a landlord or their agent can be delivered personally or sent by regular mail. If the notice is sent by mail, the Landlord and Tenant Act assumes it is delivered on the third day after mailing. A notice from the tenant must be given to the landlord 60 days before the last day of the final month of tenancy, for weekly tenancies at least 28 days before the final day of the final week of tenancy or for fixed tenancies, at least 60 days before the last day of the tenancy.

In the case of a Notice of Termination from a landlord to a tenant, the landlord must attempt to

Part III of a series on housing law

deliver the Notice personally. If the tenant is away or avoiding notification, the landlord can hand the notice to a person in the dwelling if the person appears to be over the age of 18. The landlord may also post the notice in a conspicuous place in dwelling, or send the notice by registered mail.

If a notice from a landlord or tenant is late — even by one day — it is not valid and must be given again with the same previous time limits applying.

The Landlord and Tenant Act allows a landlord to terminate a tenancy only for certain reasons. The reasons for termination must be stated in detail in the landlord's Notice of Termination.

A landlord may terminate a tenancy before the agreement ends for any of the following reasons; failure to pay rent, undue damage, disturbing others, overcrowding, impairing safety, illegal acts, misrepresenting income in Public Housing.

A landlord can also terminate a tenancy at the end of an agreement for any of the above reasons and also for the following; landlord's own use for accommodation of immediate family — for self, children or parents, for persistent late rent, ceasing to qualify (subsidized housing), demolition, renovation, conversion or major repairs, or failed condominium sale.

In all cases, proper notification must be given — please refer to Guide to Landlord and Tenant Act.

In many cases, landlords and tenants are not aware of their rights and obligations. By acquiring some basic knowledge of the Act, tenants and landlords can avoid a lot of pitfalls and unpleasant situations.

Educate yourself — read the Guide to the Landlord and Tenant Act.

If you would like a copy, drop in to the office of the Ministry of Northern Development and Mines, 2 Stevens Avenue, Marathon, Ontario POT 2E0, for a copy or call the Rent Review office at Zenith 96000 for a copy and further information.

Chapter #1426

Moose News

Terrace Bay Chapter #1426 Women of the Moose held their installation of elected officers, appointed officers and chairman with 20 co-workers present.

The executive for 1988-89 are: Senior Regent—Kimberly Ten Hoeve; Recorder—Gisele Legacy, Treasurer—Annette Landry, Chaplain—Sherren Kraehling, Junior Regent—Bernice Pytyck, Junior Graduate Regent—Sadie Benko.

Appointed officers: Guide—Jean Bozec, Assistant Guide—Yvonne Mallais, Argus—Benita Vaillant, Sentinel—Heather Sechesky, Pianist—Clara McDonald, College of Regents chairman—Alma Hart, Star Recorder chairman—Helen Almos, Publicity—Carol Gugelyck, Membership—Carollea Kenny, Mooseheart—Dorothy Kenny, Social Service—Fernande Bilodeau, Library—Stella Sadowick, Child Care—Sharon Kennedy, Hospital—Vicky Kostiuik, Moosehaven—Judy Joubert, Academy of Friendship chairman—Kay Furyk.

Retiring Senior Regent, Sadie Benko thanked the members for their help and support during her term and presented gifts to Jean Bozec, Gisele Legacy, Annette Landry and Lois Pinkerton.

Kimberly Ten Hoeve presented gifts to Clara McDonald, Alice Yates, Lois Pinkerton, Lillian Carlson and Jacqueline Sopol.

The Co-worker of the Year Certificate was presented to Gisele Legacy.



The Township of Terrace Bay is hosting a
RECEPTION EVENING
for all
Senior Citizens
on June 14, 1988
at the Legion Hall
from 7:00 p.m. - 11:00 p.m.

All Senior Citizens in Terrace Bay are invited to attend.
Please contact the town office if planning to attend.

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and in Thunder Bay: **LAKEHEAD UNIVERSITY REGISTRAR'S OFFICE**

OR

CALL SIGNAL NORTH:
(collect) 807-343-8210
(toll free) 1-800-465-3959

DEADLINE TO REGISTER IS AUGUST 12, 1988.
(AUGUST 26 WITH LATE FEE)

* Lakehead University reserves the right to make changes or to cancel courses without notice.



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You are invited to

**Royal Canadian
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First Annual Inspection
at
Terrace Bay Arena
June 12, 1988
1:00 p.m. to 4:00 p.m.

Refreshments will be served after the inspection