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## Accommodation need doubles Housing crisis likely

by Julia McMahon

The university housing office expects to be flooded with double the number of requests for living accommodation this fall. Close to 1400 students will be looking for a home, as compared to last year's 600.

Student Union President Andy Winstanley told the first meeting of the new council that a half-way house to put up students in town looking for a place will be essential.

Plans are presently underway to try to get CFB Gorsebrook on South and Robie on a short term basis.

Winstanley would like to see as many Dalhousie-owned houses as possible placed at students' disposal in the fall to help offset the chaos he anticipates with hundreds of students searching for a place to live.

He is also investigating the possibility of utilizing the new Crystal Heights development in Dartmouth for student apartments, but the transportation problem would be a definite disadvantage.

The Senate residence planning committee has until March 24 to work out some specific projects. If not enough has been done by then, Council will take over a

much larger role in trying to find some answers to the housing dilemma.

Privately owned homes which rent single rooms are to be rated by the housing office, he said, so that students will be able to spend most of their time looking at the type of accommodation they want.

SMU has expressed an interest in working with Dalhousie on the housing situation.

With an expected 1500 freshmen expected next year, Winstanley has termed the housing problem "critical".

## Rental law investigated

What do you say to a man who finds a 28-pound rat in the basement below the room he rents?

Right now, the man is afraid to venture below ground level in this house on Cornwallis Street... he's been bitten by rats before. Add to this drinking water the colour of yesterday's tea, a toilet that doesn't work (the tin pan in the hall is far more functional), holes in the roof big enough to see the stars and feel the rain and snow, and the more usual run of disgusting conditions which we tend to forget when we talk about "the housing problem".

This "accommodation" and many more like it are presently being rented in the city of Halifax, and at the same exorbitant rates landlords everywhere are demanding and getting away with.

That much became apparent at a public meeting in the Halifax Neighborhood Centre March 10, as the legislature's select committee on tenant-landlord law in the province began its investigations.

The example of the hole unfit for human habitation is an extreme case of a cruel and archaic legal system that places all the power in the hands of the landlords and leaves their victims without even the most fundamental human rights.

Any statute that contains a distress clause allowing a landlord to confiscate all a delinquent tenant's belongings except his spinning wheel, 12 volumes of religious books and assorted other such indispensable items, leaves a lot to be desired. And it certainly creates a mammoth problem for any ardent reformer.

At the moment, landlords have what amounts to a free hand in their treatment of tenants and they use it to ensure that the rental business is profitable and conducted in their best interests.



Aside from the outright robbery of rent increases and damage deposits, there are more subtle methods of profiteering and coercion employed by the mini-tycoons in the rental biz.

Like the 'eviction-subdivision' trick, in which the landlord either evicts tenant straightaway or cleverly doubles his rent, then evicts for non-payment. Landlord then may re-lease at new high price or make one flat into two, each renting at a new higher price.

Then there's the 'repairs-to-come' trick, in which landlord waits for tenant to become desperate about needed repairs, then advises him that the repairs will be done in exchange for a rent hike. If tenant does not or cannot pay, he's evicted. On the other hand, if he does pay the increase, chances are the repairs will never be made, at least not to the extent to which they were needed.

(See Housing, page 8)

## \$75-100 increase forecast

# Tuition, res fees up

by Sandy Lyth

Efforts to hold down tuition and residence fees at Dalhousie for the fall term appear to be doomed to failure and increases of \$100 in each are reported.

Union President Andy Winstanley has been talking to such people as (Provincial education minister) Gerald Doucet and (admin president) Henry Hicks in an attempt to prevent a fairly drastic increase.

The presidents of all Nova Scotia university Student Unions met with the education minister at Acadia recently to discuss the severe shortage of money. It is hoped that the government will allocate a supplementary grant as was the case last year after the allotment set down by the University Grants Committee proved inadequate.

The Committee was scheduled to announce its budget this week. Even if the government does come through with the extra money, the administration may still decide to raise tuition.

Residence is the other big question mark. The federal government is the money source through Central Mortgage and Housing, and their grant is also expected to be inadequate to meet the needs of this campus. Residence fees went up last year, absorbing a planned tuition hike.

Increases of the amounts estimated (tuition: minimum \$50, probably closer to \$75 or \$100; residence: depends to a certain extent on the decision made on tuition but could be about the same) would make Dalhousie's fees not merely one of the highest in the country, but would replace McGill as sole holder of first place in at least one of the categories.

One of the reasons for the government's rather stringent attitude, says Winstanley, is the fact that this university has made almost no contribution to the community. The people who live out there have to pay the taxes that keep Dalhousie open and they are receiving little in return for their money.

This university is also in an economically deficient area where many students who find work in the summer cannot save enough to pay the existing tuition fees. The obvious answer to that is that student loans must be increased. But that is like taking from one hand to give it to the other.

The construction underway at the present time and the buildings that are planned as soon as these are completed are increasing the university's expenses to the point where they must have more money from the government directly or else raise fees.

### TUITION FEES

Twenty-four institutions from all provinces were ranked in order of tuition fee level; the undergraduate arts degree was used as the basis for comparing tuition costs.

#### TUITION FEES

|            |        |          |       |                 |        |
|------------|--------|----------|-------|-----------------|--------|
| McGill     | \$636  | Toronto  | \$537 | UBC             | \$457  |
| *Dalhousie | 610    | Ottawa   | 536   | Winnipeg        | 455    |
| UNB        | 605    | McMaster | 535   | Saskatchewan    | 450    |
| Waterloo   | 580    | Guelph   | 516   | Prince of Wales | 450    |
| Windsor    | 580    | Queens   | 500   | Montreal        | 450    |
| Carleton   | 556.50 | Memorial | 500   | Laval           | 450    |
| Lakehead   | 540    | Manitoba | 465   | Calgary         | 444.50 |
| Western    | 540    | Victoria | 460   | Alberta         | 435.50 |

SOURCE: Universities and Colleges of Canada 1970.

Dalhousie is considered to be representative of Nova Scotian institutions, and has the second highest tuition fees of the twenty-four colleges listed.

### RESIDENCE COSTS

Of the twenty-four institutions ranked for tuition fees, seventeen of them operate residences, so these can be used for comparison. The basis used was for a single room with full board.

#### RESIDENCE FEES

|                 |        |
|-----------------|--------|
| McGill          | \$1174 |
| Lakehead        | 1035   |
| Waterloo        | 1030   |
| Western         | 1000   |
| Queens          | 981    |
| Toronto         | 944    |
| Guelph          | 940    |
| *Dalhousie      | 930.50 |
| Carleton        | 890    |
| UNB             | 875    |
| Calgary         | 800    |
| Manitoba        | 788    |
| Alberta         | 760    |
| Victoria        | 744    |
| Prince of Wales | 675    |
| Winnipeg        | 671    |
| UBC             | 583    |

SOURCE: Universities and Colleges of Canada 1970.

Dalhousie ranks eighth out of the seventeen institutions listed, so is in the expensive half of the scale.

## S.C. pushes Ontario report

Student Council has sent a letter to the select legislature committee on landlord-tenant law endorsing a recent report to the province of Ontario on the subject.

The letter, which also supported the stand taken by the Nova Scotia Civil Liberties and Human Rights Association, bore the signatures of 17 councillors.

Council recommended that the government adopt the recommendations of the Ontario Law Reform Commission in its Interim Report on Landlord and Tenant Law

Contained in the report are clauses calling for the abolition of distress and security deposits against damage. The landlord's obligation to repair is outlined more clearly and a provision allowing a tenant to obtain a court order, conduct repairs and then withhold rent is included.

The motion was presented at the first meeting of the new council by Law rep Rod Germaine. The report of the select committee is expected to come before the legislature during the present session.