

SPECTRUM

LEGAL EASE

LANDLORD AND TENANT -
LEASES AND
RESPONSIBILITIES

Under the terms of the Residential Tenancies Act, parties to lease agreements for residential premises must use a standard, printed form known as the Standard Form of Lease. Leasing arrangements involving houses, apartments, mobile homes, or any other place which is to be used as a residence are governed by the provisions of the Act and must use the Standard Form of Lease. Persons who are boarders or lodgers are not considered tenants and are not subject to the Act. Therefore, students living in the residence system, aside from those in Fred Magee House, do not come under the Act and do not sign a Standard Form of Lease.

Who is to provide the Standard Form of Lease?

Your landlord must provide two copies of the Standard Form of Lease, which are available at stationery stores. Both you and your landlord should sign both copies of the lease, and each should retain one.

What must I negotiate with my landlord?

Aside from the amount of your rent, you and your landlord will have to decide upon such things as who pays for heat and electricity, what appliances come with the rental premises, whether the rental premises will contain any furnishings, etc.

What are the responsibilities of my landlord?

Your landlord must provide you with premises which are in good repair and are fit for habitation, and he or she must maintain the premises meeting those standards. If your rental premises contain any appliances or other items, they too must be in good repair at the beginning of your tenancy and must be kept that way. Your landlord must undertake to comply with any and all regulations and standards relating to the premises. Finally, your landlord must keep all

common areas, such as hallways and elevators, clean and safe.

What are my responsibilities as a tenant?

You must keep your premises clean and repair any damage caused by you or by persons who you permit to be in your premises. You may not cause a disturbance or a nuisance, nor may you allow those who you permit to be in your premises to do so.

What if I do not receive a copy of my lease?

If your landlord does not provide you with a copy of your lease, you have the right to make your rental payments directly to the Office of the Rentalsman. This practice may continue until your landlord fulfills his or her obligation and provides you with a copy of your lease. It is important to note that you do not have the right to withhold your rental payments altogether.

What if I do not sign a Standard Form of Lease?

Whether you have actually signed the Standard Form of Lease or not, you are deemed to have signed in the eyes of the law. Both you and your landlord remain subject to the provisions of the Act and the terms of the Standard Form of Lease.

May my landlord or I change the Standard Form of Lease?

Neither you nor your landlord may alter or delete any part of the Standard Form of Lease. You may, however, agree to an addition to your lease provided that it in no way affects the rights of duties set out in the Standard Form.

Material for this article was drawn in part from the booklet "The Residential Tenancies Act" published by the Province of New Brunswick.

NOTE: This legal column is written for information purposes only. It is not intended to be a replacement for professional legal advice.

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IN THE PINK

"Parents of Gay and Lesbian Children"

By James Gill

While lesbians and gay men make up ten percent of the population, homosexual orientation affects a far larger proportion. By this I mean that there are a large group of people who, though straight, are the close friends or family of one of more gay men and lesbians. It is a very good bet that someone you are close to is lesbian or gay - you probably would not know it, though, unless that person told you.

By and large lesbians and gay men do not discover their sexual orientation in a blinding flash or by accident. Usually the process of self-discovery involves a long period of adjustment through many phases of denial and other negative emotional responses. This has both positive and negative aspects, though. On the one hand we often deal with our feelings internally, thus creating a great deal of stress. On the other hand, however, we are able to develop coping skills in order to help come to terms with our sexuality.

The people we tell, however, often have to deal with the issue of our sexuality immediately. They often have the issue thrust upon them without the time to develop any coping skills because they have not had to deal with the issue on an ongoing personal level. For the most part, though, they are distanced enough that they can deal with the subject. We often begin by telling people who we trust will deal with the issue in a mature and understanding fashion.

The parents of gay and lesbian children are an exception, however. We cannot choose our parents as we can our friends, not can we change the attitudes that they have towards our sexuality quickly. However, in the majority of cases, no matter how much we avoid the issue we eventually have to tell our parents.

As I wrote last week this can be an agonizingly difficult process. For me it stemmed partly from the fear of rejection, but far more from the fear of disappointing my parents. My mother had often told me that my father was very proud of me, but he had never been able to tell me. I was very much afraid of how his feelings towards me would change, especially knowing what I did of my father's feelings towards homosexuality.

Before I told my parents, when people would ask if they knew about me I would respond, "They know, they just don't know they know". My parents had had enough clues through the years to bring the possibility of my being gay to their minds, and I remember one occasion when my mother asked me in a roundabout sort of fashion if I was gay. At that time I was still unready to tell her, and I was made no more prepared by my mother's statement that this had been troubling my father. As I recall my answer was, "You don't have to worry". I said it with the idea in mind that it was not a subject to worry about, but I was fully aware of the rather different impression it created in my mother's mind.

My eventual revelations simply confirmed my parents' fears. Other parents will deny or suppress the clues pointing to the conclusion that their child is gay while some parents have no idea that their daughter or son might be gay and so the information comes as a complete shock to them. There are as many ways of dealing with the issue as there are parents of lesbian and gay children.

There are a wide variety of concerns which parents of gay and lesbian children have. These can range from the deep moral fears of parents with strongly held religious beliefs about homosexuality, to practical

concerns about employment, violence and discrimination. Sometime parents will mask a more fundamental discomfort under a mask of these practical concerns.

It is important that parents become comfortable with the lifestyle of their children, rather than creating a mask of acceptance, and lesbian and gay children must play a major part in providing this support. At the same time parents of gay and lesbian children owe it to their children to try to understand.



The Gregarious Gastronomer

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The second in a series of culinary critiques by Miroslav Weisner

Dimitri's - If you want to eat Greek, you can't beat this neat feast!

Before I begin, I must confess that the original food critique which sparked my interest was about this very restaurant and, in fact, was located in this very newspaper...But, it is now several years later and many things have changed about this elegant eatery - luckily, all for the good.

Dimitri's Souvlaki and Donair is a restaurant of an informal nature. Some may even say that it is more of a cafe not agree. When I eat at Dimitri's, I am

presented with excellent food and service as polite and as fast as if I were paying three times the amount at a poorly lit table in some "authentic" greek dining room.

The tables are randomly placed around a peach painted room creating a tranquil atmosphere. Within a background of murmuring, you can hear the faint sound of greek music adding to the surroundings (when I told the management how pleased I was that they replaced CIHI with these tunes she said "You like it... even though you don't know what they're saying?!"). The waitresses are all polite and quite knowledgeable of the dishes. Their dress greatly resembles the standard black and white style of the Greeks.

When given a menu, one sees the interesting array of meals available. Since the expansion of their menu, there is definitely a dish for everyone. The new bill of the fare offers you the traditional Souvlaki and Gyros (Donair) dishes with many other interesting greek foods. Spanakopita (Spinach pie) and moussaka (eggplant and hamburger casserole) would strike a seasoned greek food about the spice quantities in greek cooking. Although the meals are very aromatic, they are far from spicy-hot or overpowering in any way. Most dishes are accompanied by Tzatziki sauce, a eater's eye while lamb brochet and greek salad are dishes more familiar to the average person.

Many myths are generated

Dimitri's

personal favorite, made of yogurt, cucumber and garlic... I know, I know, bacterial cultures and vampire deterrents didn't sound too pleasing to me either but this cool sauce/dip can be used with ANYTHING. It even tastes great by itself! It is the basis of all of the meat dishes and it beats anybody's "special sauce" anyday! A favorite dish of mine is probably the most simple on the menu. The souvlaki dinner plate in pita comes overflowing with your choice of fries or a nice dry rice pilaf, greek salad, tzatziki, and two sticks of marinated pork; broiled over a grill with tomatoes, onions, and yes, you guessed it, tzatziki sauce all wrapped up in a toasted thick piece of pita bread made right on the premises. Your evening is delightfully topped off

with a cup of greek coffee and an interesting dessert of; baklava, pistachio, and chocolate cigars made with filo dough and honey.

This is a licenced restaurant with reasonable prices. Dishes range from \$2.95 to \$14.00. A definite place to try if you are searching for a new place to eat because again, I urge you to master your mouth, try new things and, if you are a regular, try keeping up your patronage to help Jimi and Lulu live a prosperous life... I know I've already paid for several pieces of furniture. Delectable deglutition to you all...that means go for the grub dudes!

by Jason

On Sept. 29, 1989, Honorary Grand Marshal of the United States, Mr. Ronald Reagan, gave a speech on the world in the condition.

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