

## Tenant Rights—in two words or less

According to The Director of Law Reform, Beverly Smith there are at least four basic rights for students as tenants.

- 1) Right of negotiation.
- 2) Right to hold to an agreement.
- 3) Right to the use of the premises.
- 4) Right to withdraw if the tenancy doesn't work out.

The Right of Negotiation also includes an informational right. This is the right to know what is being offered, also it includes the agreement or terms as provided by the landlord. An explanation or

interpretation of any terms should also be available either by the landlord or a lawyer.

The Right of Negotiation depends a great deal on the market situation. Thanks to the Accomodations Office the students usually have a greater amount to chose from and they can negotiate for the terms and the set-up they want, whether that includes rent or the services provided. Student tenants can find the landlords very unyielding towards their lease, leaving very little room for negotiation. They then have two things to remember (1) the landlord is running a

business enterprise but (2) there is nothing dishonest in trying to get the best possible deal for yourself.

Students also have the Right to hold an Agreement (always depending on being of legal age). This included not only keeping their part of the bargain but keeping the landlord in line on his. They should try not to be obstreperous tenants (look it up!). The landlord cannot unilaterally raise the rent during the lease's term, unless the lease arrangements are to the contrary.

The tenant also has the right to (careful) use of the Premises. To use them as a reasonable person would. This means not putting a foot or a fist through an otherwise perfectly healthy wall !!

A final basic right is the Right to withdraw if the tenancy does not work out; again depending on the terms of the lease arrangements.

There is a legal difference between the tenant and the lodger. The tenant has been granted exclusive possession privileges by the landlord whereas a lodger has no rights to the premises as such. They have been simply granted a licence to stay there. Thus a lodger does not have a landlord but a licensor.

Again it is necessary for students to remember that the landlord is a businessman and would probably prefer to have someone residing in their apartments for twelve months instead of eight. The problem with this: How do you get out of signing a

lease? In many cases it is impossible not to if you want the premises; but you can have an Assignment clause in the lease or one permitting subletting. When you sublet, the tenant becomes the sublandlord and continues to be responsible to the landlord for

payment of rent, although the subtenant has undertaken such payments. In an assignment you turn over the whole lease to a new tenant, thus letting you totally off the hook.

Even with your basic rights the tenant still seems to get the short end of the rights stick. Hopefully with the new Residential Tenancies Act this will change. Until then Good Luck!

**Honoraria now being reviewed for the following SRC positions:**

**Vice-President External  
Comptroller  
Chairman**

**Please forward any comments to  
Steve Berube SRC President,  
Rm 119 SUB**

## Now what about students????

There are all kinds of counselling services for divorcees, single parents, and couples whose marriage is on the rocks. But now Melissa Sands has founded a self-help group for one of the last remaining silent minorities—Mistresses.

Sands, who's a mistress herself, recently formed Mistresses Anonymous because no one else was willing to help "The other woman." Most people, she says, think "Mistresses deserve every bad thing they get. They think that

mistresses are homewreckers." But she says "only a husband and a wife" can wreck a marriage.

Sands claims that most mistresses spend their time feeling guilty, helpless and desperate. So she formed her group "To give the mistress a sense of power." To

that end, she's traveled and lectured in all 50 states and has written "The Mistress Survival Manual."

Sands, by the way, is almost done being a mistress. She claims that her "Married man got a divorce" and will soon marry her.

### NOTICE

The Administrative Board will be reviewing budgets of the following organizations as per the following schedule.

Tues. Oct 17, '78: Physical Education Undergraduate Society, Mechanical Engineers, Sociology Society, Pre-Medical & Pre-Dental, Survey Society.

# WIN

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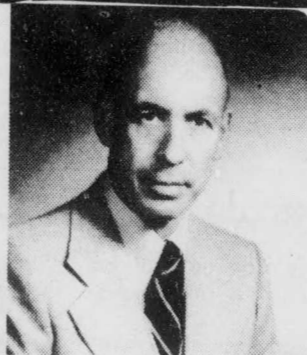
IN WINNIPEG, WE ARE INVOLVED IN DESIGN, DEVELOPMENT, AND MANUFACTURE OF COMPUTER PERIPHERALS. IF YOUR GOAL IS TO BE A PROFESSIONAL WHO CAN MEET THE CHALLENGES OF ADVANCING TECHNOLOGY, TAKE THE TIME NOW TO CHECK OUR FILE IN THE PLACEMENT OFFICE — AND GET YOUR RESUME TOGETHER!

INTERVIEWS ARE SCHEDULED VIA PRE-SCREENING ONLY.

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Dear Citizens and Friends:

"WHY I'M A CONSERVATIVE"

October 13, 1978

There are some important principles in the tradition of the Conservative Party on which our Canadian society was founded, and on which it has prospered. It is time that we now re-stated them, and renewed the practice of them.

The right to individual initiative, and to the rewards of one's own accomplishments, are Conservative principles. So also is the concept that freedom brings responsibility, and that we bear individual obligations both to ourselves and to our communities. It is a Conservative principle that, wherever possible, one should pay his own way and that budgets should be balanced.

It is also a Conservative conviction that our society must possess a sensitive social conscience, and that we must help those who cannot help themselves.

Free enterprise is essentially a Conservative concept, and one which has been addressed clearly by Premier Hatfield's platform in this Election. Support for small business, development of our manufacturing and processing industries, expansion of our fishing and marine capabilities, are some of the specific goals which have been set towards economic recovery through the private sector. Such Conservative directions are our best hope for future stability and prosperity in New Brunswick.

Sincerely

*Bud Bird*

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Inserted by Fredericton South P. C. Association