

## Tenants

- no noise allowed
- definite infringements on privacy
- students and welfare recipients not accepted

Another house at which students are accepted is this one, owned by a Mrs. Deap at 72 Bridge Street. The rent was \$85 per month with heat and light not included. Here are some of the comments:

- not interested in sharing the cost of paint or cleaning the oil stove
- poor plumbing
- students and welfare recipients accepted
- she misrepresented the state of the oil stove, said it didn't need cleaning, was in fine shape, etc., former tenants said it was a fire trap and hadn't been cleaned for a long time. Generally the whole house is a fire trap.

Moving back to another apartment on University Avenue, owned by a Mrs. Grey at 502, we find the following:

- rent \$135 per month (heat and lights not included)
- ridiculous rent for an unsatisfactory place
- next to railway tracks
- sewage line which smells continually
- students accepted

Frank Good, as we mentioned earlier, is one of the bigger landlords in Fredericton. Here is some of the information listed for his recently demolished premises at 153 Regent Street:

- rent \$18, heat and light included
- locked fire escape
- no toilet paper in bathroom
- evicted - locked out without notice
- place a mess
- light bulbs and fuses not replaced
- storm windows not taken off
- no male visitors after 11
- landlord goes through rooms
- students and welfare recipients accepted
- janitor service not satisfactory
- washer, clothes line provided
- parking facilities

Of course, not all of the housing in Fredericton is like the above, but these examples should serve to illustrate the type of situations in which tenants sometimes find themselves. If you're faced with similar problems, drop into the BRUNSWICKAN Office and tell us about it.



Does your landlord provide you with facilities like this? If so, you're lucky. Many students have to put up with atrocious living conditions.



A simple but adequate bedroom in an apartment occupied by several students. Although the Building Code attempts to insure that everyone has good housing, it is sometimes ignored.

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## Laws

to the Human Rights Commission. A person found guilty of an offense under this Act is liable to a fine up to two thousand dollars. However, it should also be noted that a violation of this Act is rather difficult to prove unless you have witnesses and/or a well documented history of events to back up your accusation. (This Act also has a further clause which makes it an offense for a landlord to discriminate against anyone because he has made a complaint under a section of this Act.

### FIRE PREVENTION ACT

The Fire Marshal or an assistant has the authority to enter any premises for the purpose of inspection during reasonable hours.

If for any reason the building is found to be a fire hazard he may order the owner to make necessary repairs or whatever to remove the hazard. If the place is beyond hope he may order the owner to have the building demolished.

Also, he may order the owner to install safeguards such as fire escapes, alarms, extinguishers, or exit doors. He may order the electricity to be turned off if there is faulty or inadequate wiring, until the hazard has been removed, and he may order an appliance or apparatus used for heat not to be used if there is a fire hazard present.

### BUILDING CODE

The section of the building code for the Fredericton area which applies to houses and apartment buildings covers only new buildings, buildings which have been moved or wrecked whether in part of whole, buildings which are altered (if a part which is completely self-contained is altered then this by-law applies only to the altered section), or if the nature of the use of the building is changed.

Section nine applies to the design, construction and alteration of houses and apartment buildings. Workmanship, drawings and specifications, and construction safety measures must comply with Residential Standards.

Where there is more than one dwelling unit

each unit must have a separate exit. Exit must open in the direction of the exterior.

The dwelling must be built so as to restrict the spread of fire in accordance with good practice.

Foundation walls, floors, etc. must be built so that they are capable of restricting the passage of water.

If insulation is not effective protection from water, then a vapor barrier must be placed on the warm side of the insulation.

All roofs are to be protected with roof covering including flashing where necessary as protection from water damage.

Exterior walls are to be protected and made durable with sliding and flashing and trim where necessary as a protection from water damage.

Floors are to be finished in accordance with residential standards.

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