

UNB's bio-engineering institute aids handicapped

Can a man and a machine co-exist? Better yet can a man form a part of a machine? This is one of the current research projects being carried out at the Bio-engineering Institute located in Head Hall. The main function of the institute is to provide service both to the physically handicapped and to the community.

The Institute is carrying on with its program in myo-electric control and the New Brunswick Hospital Engineering Program which it started and administers.

Bio-engineering has nine full time staff members and a large number of part time associates both from the University and outside.

Bio-engineering at UNB started in 1960 and has steadily grown since then. All of their research efforts have centered on the development of myo-electric control systems. They provide the means whereby electrical impulses developed in unused muscles in the physically handicapped may be used to control artificial limbs or other systems which will allow the handicapped person to communicate or be more self-sufficient. Their efforts in this line of research have been productive and some of their equipment is now being evaluated in the United States.

The N.B. Hospital Engineering Program shows how the university

can be of service to the community in a direct way, in this program, which the Institute conceived in co-operation with the N.B. Dept. of Health is responsible for the upgrading and maintenance of standards of electrical systems and equipment in New Brunswick hospitals.

Basically, they provide professional consulting services, which would not otherwise be available to New Brunswick hospitals. They offer assistance to the hospitals in assessing new equipment purchases, setting standards for new hospital construction, education of hospital staff in the operation and maintenance of the wide variety of complex electronic equipment now in use, and, at present, provide an equipment maintenance program. They also co-operate with manufacturers in co-ordinating service of hospital equipment. This is a non-profit operation and is of benefit to every New Brunswick resident.

In providing standards the Bio-engineering Institute under Prof. Scott has provided guidelines for new hospital construction in the province. These are being studied in other parts of Canada as well. New Brunswick is the only province in Canada to have such a program that covers all hospitals in the province.

Academically the Institute works in close association with the Dept of Electrical Engineering

Professor Scott is a member of that Dept as well as the Institute's Executive Director.

It's quite interesting to note the growth the Institute has had over the past thirteen years. The first

financial support was a gift of sixty-two dollars from the Electrical Engineers in the class of '62. Today the institute's budget runs well over one hundred thousand dollars. UNB's Bio-engineering Institute is also the oldest

operation in bio-electric control in North America.

What else can you say about people whose primary motivation is service to the physically handicapped and the community?

Report proposes compulsory written leases

By TOM BENJAMIN

A report on landlord and tenant law recommended the requirement of written leases for all housing rentals. The one-man task force report was prepared by Professor Alan M. Sinclair of the UNB Law Faculty.

If the recommendation is adopted New Brunswick will set a world's first in requiring written leases in all cases.

Public meetings will be held across the province to allow tenants and landlords to comment on the report. A meeting is scheduled for November 7 in Fredericton, with the time and locale to be announced shortly.

The report also recommended the abolishment of damage deposits, possibly having one month's rent held in lieu of the deposit.

Other recommendations of the Sinclair Report on Landlord and Tenant Law are as follows:

— Recommendations to be applicable to residential tenancies only, including mobile home rentals and rentals of mobile home lots;

— Landlords to be responsible to provide habitable and safe premises when renting to tenants and to maintain the premises in a good state of repair throughout the term of the tenancy.

— Landlords to be responsible to clean and maintain the common areas of multiple family dwellings.

— Tenants to be responsible to keep rented premises in clean condition and to repair damage caused by tenants or their guests.

— Tenants to be entitled to effect repairs and to withhold rent where

landlord refuses to repair and is given notice of this proposed course of action.

— Landlords to be permitted to require, as a condition of renting, that a sum equal to a rental period's rent be paid to the landlord as a deposit against non-payment of rent. Landlord to keep this sum in a separate trust account, to pay interest on the sum at a fixed rate and to return the sum at the end of the tenancy.

— Landlords to be prevented from requiring security deposits against damage.

— Landlords to be prevented from requiring payment of rent by post-dated cheques.

— All leases to be in writing in a form prescribed by legislation, with sufficient flexibility to write in special clauses not in conflict with statutory clauses.

— All rules of contract law to become applicable to landlord and tenant relationships.

— The right of landlords to distrain for rent against tenant's goods to be abolished.

— Landlord's right to enter rented premises without consent of tenant to be restricted to prescribed hours and usually after a prescribed period of notice.

— Landlords to be prohibited from limiting political campaigning within multiple family dwellings.

— Landlords and tenants to be prohibited from altering locks on leased premises except by mutual consent.

— Landlords to be permitted to terminate lease in lieu of consenting to assignment or sub-letting by tenant.

— Present right of landlord to evict, summarily and without

judicial proceedings, a tenant who is 15 days overdue in his rent to be abolished.

— Double rent provisions, chargeable against overholding tenants, to be abolished.

— Acceptance by landlord of rent tendered by overholding tenant to create tenancy only for that rental period, rather than year to year as is usually the case under present law.

— Except for weekly tenancies, either one or two month's notice to terminate the leasehold agreement to be given, depending on whether the lease is less or more than 12 months in duration.

— Notice to terminate the leasehold agreement to be in writing in statutory form.

— Except where the landlord requires the premises for his own occupancy or the tenant is in default of one of his obligations, tenant to be permitted to stay on notice to terminate the agreement.

— Landlords to be permitted to increase rent only after conclusion of first year of tenancy relationship and only after giving three month's notice, and to be prohibited from bringing tenancy to an end in order to circumvent this provision.

— In fixed-term tenancies, landlords to be entitled to provide in contract for rent increases based upon such factors as tax increases, interest rate adjustments and cost of living increases.

— Rental disputes to be submitted to a mediation process through an administrative official appointed on a local option basis for this purpose.

— Dissemination of information and general trouble-shooting to be conducted through the administrative official.

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