

Construction bothers tenants

By MARK WRIGHT
and ADAM KARDASH

Legal action may be taken against the University by students bothered by construction noise outside the grad residences, said a spokesperson for the York University Tenants Association (YUTA).

"A committee is going to be established to look at the legal ramifications and to give advice on how to proceed for those who wish to take action on an individual basis," said YUTA Treasurer Stephen White.

Construction on low-level housing and the realignment of Fraser Drive outside the grad residences begins at 7 a.m. and continues until 7 p.m. six days a week. University officials said that the construction, which began early October, could continue into exam week.

"We're going through a period of growth and expansion which will affect the quality of life at York," said Billie Mullick, special assistant to the Vice-President of Finance and

Administration. "All of us must live with [the side effects of construction] for a while."

Grad resident Andrew Diamond understands the need for more campus housing but adds that the needs of today's students are as important as those of the future.

"Some students have set up their school schedules around working in the evenings," said Diamond. "But it is impossible to get any work done or any sleep [at the apartment]."

Other students are also upset. Mullick said that the Vice-President's office has received a number of phonecalls from students disturbed by the noise.

North York city officials indicated that York's ongoing construction abides by municipal by-laws. But some grad residents claim that the University could be breaching a section in the Landlord Tenant Act.

According to Rent Review Services, The Covenant of Quiet Enjoyment implies that residents have a right to enjoy their premises free of

disturbances.

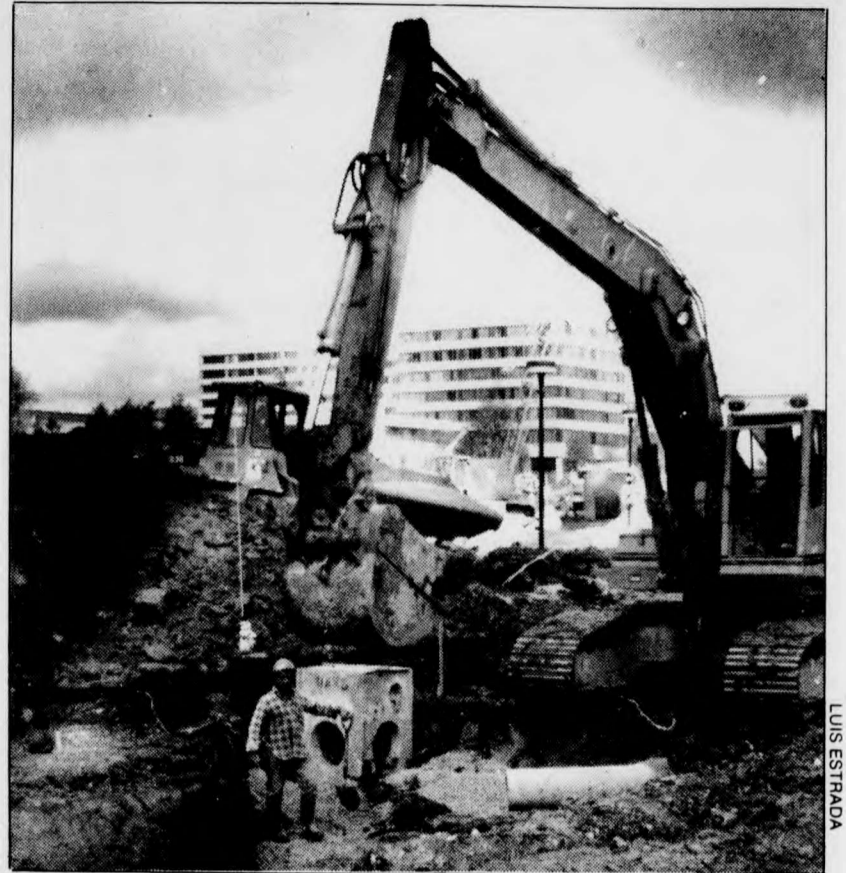
"It's open to judicial interpretation because there are many grey areas within the legislation," said Fred Kingsmill, from the Ministry of Housing. "But we are not aware of any precedent regarding this. This case could be precedent-setting."

White said that the main reason residents are upset is because "at no time has the question of noise or its effects on the community ever been addressed."

But Manager of Housing Operations Peter Ridout said that a letter was sent to the residents on Assiniboine Road informing them of a September 26 meeting which offered the tenants "not only information, but also the opportunity for input."

"The meeting was not very well attended," he added.

Ridout said that the noise problem is being addressed and that the University is "trying a number of experiments, such as placing styrofoam in the windows, to see if they can help the situation."



TOO MUCH NOISE: Student tenants may take legal action against noisy construction.

FRUIT CHARGED SCHNAPPS

RICKEY
PEACH
JUNGLE
BLUE
NECTAR
BERRY

G&W
ELECTRIC
Pure
Fruit Charged
SCHNAPPS

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Cock and Bull Probation

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understanding of the managers' relations to the University.

"The whole area of communications is opening up," he said.

Cock and Bull manager Patti Burgin said she accepted the one-month probation "in the spirit of cooperation," and said it was in the best interest of the student population to do so. However, she was against the probation from the beginning.

"The Cock and Bull was not in violation of the LLBO laws or the university liquor policy," she said. "There were no illegal practices permitted by Cock and Bull management or staff."

She added, "it was my position from the start that it (the probation) should have been rescinded, not just lifted, in that it was totally unwarranted."

Dan Silver, Founders College President and member of the Cock and Bull Management Board was critical of the way the administration handled the affair.

"The whole thing should not have occurred in the first place," he said. "It is typical of the way Crandles operates."

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