

# SPECTRUM

## LEGAL EASE

UNB Student Union Legal Information Programme

### Your Key to Legal Information

#### LANDLORD AND TENANT

##### Introduction

As students return to University in September, many will go out on the annual apartment hunt. If you have already experienced the joys of apartment life, you may be well aware of the legal issues that confront tenants. However, even if you consider yourself well-versed in these situations, it may be a good idea to read the following series of articles which will deal with such common issues as inquiries about the lease itself, security deposits, the responsibilities of the landlord and of the tenant, subletting, and the role of the Rentalsman.

##### The Security Deposit

In most cases a landlord will require that a tenant give a security deposit when the tenancy begins. This is especially true in the case of students, who landlords tend to view with suspicion because they move around often, and can be difficult to track down.

##### What is a Security Deposit?

The deposit is used as security in case the tenant damages the apartment and refuses to pay for repairs or where the tenant defaults on the rent. If neither of these situations occur, the deposit will be refunded to the tenant at the end of the tenancy.

##### How Much is the Security Deposit?

The amount of the Security Deposit may not exceed:

(a) one week's rent where the premises are rented by the week, or

(b) one month's rent in all other cases.

##### Does the Landlord Hold the Security Deposit?

No. Only the Rentalsman has the right to hold the deposit. However, you may give the deposit to your landlord, who will then turn it over to the Rentalsman within 7 days. In the alternative, you may give the deposit directly to the Rentalsman who will then issue a certificate to the landlord stating that he is holding the deposit.

##### How Do I Get the Security Deposit Back When I Leave?

When the tenancy ends, the landlord or the tenant can ask the Rentalsman for the deposit. This request must be made within 7 days after the tenant moves out.

If the landlord has reason to believe that the premises are

damaged, he or she may ask the Rentalsman for all or part of the Security Deposit to cover repairs. In this case the Rentalsman may investigate the premises. If there are no damages, the tenant may ask that the Security Deposit be returned to him or her in full.

##### Protect Yourself!

A good way to protect yourself from covering the cost of damages that you did not incur during your stay is to have the landlord prepare a checklist and go through the apartment with you before you move in so that you may take note of any damages that are already there.

##### University Residences

For the most part, the university residence system is not governed by these rules. The exception at the University of New Brunswick is Fred Magee House which is an apartment building owned and run by the University. However, for all the

other residences, you pay your 'rent' at the beginning of the term and do not really have a lease. It is important to note, however, that you are responsible for any damage to your room during your stay in residence.

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## IN THE PINK COMING OUT OF THE CLOSET

by James Gill

Ed: when the only people who know you're gay are the ones you're gay with, that's called in the closet.

Arnold: you may enjoy broadcasting your sexual preferences but I happen to believe that who I sleep with is my business and not the world's. We'll discuss the world later. I'm asking about your mother.

-from "Widows and Orphans First in Torch Song Trilogy by Harvey Feirstein

I knew that I was gay before I was thirteen years old. It was not just that I had feelings that I knew were different, but that I knew the label for those feelings and I applied it to myself. I often heard that all adolescent boys go through a phase of varying degrees of sexual interest in other boys, but I felt somehow that it was no phase. That is not to say that I did not hope it was just a phase. I alternated between asking "Why me?" and hoping that I would wake up one morning as a well-adjusted heterosexual.

I continued trying to cope, all the while being the subject of a tremendous amount of name-calling and many incidents of violence, all the while denying publicly my sexuality. I went to university when I was sixteen and began to reach the acceptance stage. I knew that nothing was going to change. This really did

not make anything any easier because all I could see ahead of me was a life of harassment and secrecy. It was very easy to say that one out of every ten of my peers was just like me, but that did not give me any sense of belonging.

At the end of my second year (just before my 18th birthday) a close friend of mine asked me if I was gay. I lied to her. It was not until one year later that I was able to tell anyone (other than partners) that I was gay. I told this same friend and felt a tremendous sense of relief that my secret had been shared (and that I had somehow made up for lying to her a year earlier).

The first time you tell someone is the most difficult. I found it important to tell someone I could trust. That way I knew that when I told the next person I could find some support if I had to face a negative reaction. Each time you tell someone it becomes easier.

When I came to UNB I was 20 and at the stage where I could answer people honestly when they asked. What I felt I needed at that point was a support group of other gay men and lesbians to help. Unfortunately at that time there was nothing of that type on campus. It was not until last year that I was able to initiate GALA to provide for other people at UNB what I had not had.

During my election campaign I finally started working towards the last stages of coming out. I began telling people who were

not in my close circle of friends and acting under the assumption that everyone knew. I am now proud to be able to put my name at the top of an article like this. The hardest part for me about coming out of the closet was telling my parents. This is the biggest gamble because of the fear of rejection. I hoped that somehow they would find out, and take the pressure away from me, but eventually I realized that in fairness to them, I ought to be the one to tell them. It was a tremendous relief when I finally did so, because there was no one left to tell. It was at the pint where I could no longer hide that I could truly fight for my rights as a human being.

In hindsight my anxiety made the process a thousand times more difficult than it ought to have been, yet at the same time I did not have the support to deal with that anxiety.

If you are going through the process of coming to terms with your sexuality, or if you are unsure, it is vital to remember that you are not alone. GALA exists at UNB and STU to provide a support network for you regardless of what stage you are at in coming out. You can get in touch with us in any number of way--through Counselling Services (Alumni Memorial Building), through a Don or Proctor, Campus Ministry, the Student Union offices, the FLAG line (457-2156 Tuesday through Thursdays from 8 p.m.-10 p.m.) or at one of our regular meetings.

GALA's next meeting will be on Sept 26, Room 203 SUB, from 7:30-10:30 pm.

## The Gregarious Gastronomer MEI'S IN PERSPECTIVE

A culinary critique by Miroslav Wiesner

I am always intrigued as I walk through the aisles of a supermarket and come across the frozen food section. It is quite scary to think what we (especially as university students) consume as insta-food. It is even more frightening if one examines the "Chinese" frozen treats. Various gums and preservatives and monosodium glutamate galore . . . yum, yum doesn't that just tempt your taste buds! I've really never been one for "Americanized" Chinese food. Bobo balls, honey garlic spareribs, and chow mein seem to be the Chinese diet of most Canadians.

One must understand that in a country as large as China, there have to be different kinds of food: you cannot assume that an entire country's daily meal is a sweet and sour buffet. For instance, coastal regions would prepare more seafood dishes whereas the inland

regions would concentrate more on chicken or pork. Not only does the region determine the main ingredients but it decides on the flavoring as well. Szechuan and Hunan are styles of spicy foods while Canton and Peking contain many of the steamed recipes.

If you are a curious sort, as far as your palate is concerned, I urge you to be brave when ordering your next Chinese meal. What better place to expand your eating horizons than MEI'S Chinese Restaurant at the bottom of Regent St. in Fredericton.

MEI'S is a tiny, mere "hole in the wall" restaurant which has a simplistic yet personal atmosphere. A few Chinese lamps scattered amidst the weekly specials taped to the walls on construction paper is the scene that greets you as you walk in the door. Not until you sit down, however, do you realize how diverse the menu really is. Various unpronounceable dishes of Szechuan, Canton and Hunan

origin greet your eye.

Some personal favorites of mine include the Jao-Tzu dumplings (much like wontons) which are pan fired and served with a chilli oil and soya bean sauce. For me to describe even a tenth of the dishes on the menu would take pages and pages one must try it out for oneself. If you are willing to shock your stomach and yet your date is still quite sceptical, don't worry, the menu offers Canadian cuisine and all the sweet and sour chicken balls his/her little heart desires.

As you are enjoying your meal, Mei often finds time to come into the dining room to chat. This is a pleasant and "homey" experience and often is a chance to sneak a recipe or two! The prices in this licence restaurant are reasonable with appetizers ranging from \$4.50 - 6.00 and main dishes from \$8.00 - 14.00 and the proportions are large: one appetizer and one dish should be enough for two people but somehow, in my gluttony, I

manage to almost finish two dishes when with my girlfriend.

Another favorite of mine is the Sze Jill beef which is a stir fry made of beef, green pepper, onions, marinated soya beans, and various spices. I must say, though, my ultimate favorite entree would have to be the Curried Rice Noodles. A delicious dish which is prepared by quickly stir-frying boiled rice noodles in the curry mixture and tossing in other stir fried vegetables such as broccoli and carrots, along with various meat - chicken and pork and some very JUMBO shrimp. Once they are all mixed together, they are a delicacy. Definitely a dish to have if you enjoy burning your nose hairs out and don't mind having a flaming lava pit as a stomach.

Once again, let me urge you to be experimental with your taste buds. Try it out, even if the dish sounds like it came from the bowels of some endangered animal, most often you'll like it. Until next time . . . cheers!