

 **MOHAWK**

COLLEGE



Off Campus Housing

Handbook 2011



Welcome to Mohawk College

Welcome! You are one of many students who choose to attend Mohawk and live in the Hamilton/Stoney Creek or Brantford communities. Mohawk College is a great place to further your education, and Hamilton and Brantford have so much to see and do!

At your finger-tips you have information to conduct a successful housing search from resources at Mohawk and in the community. If there is something you cannot find, drop into the Student Life office at your campus for more details.

Living off-campus may represent freedom for some. In reality, off-campus living brings a whole new set of responsibilities - from your new housemates to the neighbours in your community. Mohawk College offers support to our Off-Campus Housing students, and also expects those students to represent the College by the way they live and act in the community.

You, as a tenant, are entitled to your rights of privacy as well as the responsibility to demonstrate concern and respect towards your landlord, fellow housemates, their family and neighbours.

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SPECIAL THANKS

A special thank you goes to McMaster University's Off-Campus Housing Office, the City of Hamilton, Landlord & Tenant Board, William Reid - MSA Legal Counsel and Hamilton Emergency Services - Fire Prevention Division, and Tourism Hamilton.

DISCLAIMER

Mohawk College makes absolutely no representation or warranties, implied or otherwise about the fitness, quality or worthiness of the housing listed. Anyone using the information on the listing must carefully scrutinize the prospective landlord and the premises before any commitment is made.

Now That You Are Here... The Search Begins!

Now that you are here, how do you look for housing? What are your choices? Do you have to share the bathroom with others? What, where, when, who, how? These are common questions and concerns. The Mohawk College Off-Campus Housing Office provides personal assistance to help you find a place to live. Here are the services offered:

- Up-to-date housing listings for Hamilton, Stoney Creek & Brantford are available online at: <http://housing.mohawkcollege.ca> or in person at all campuses - listings are posted outside all Student Life Offices.
- Courtesy telephones for contacting landlords
- Maps of Hamilton, Brantford and surrounding area
- Information about local municipalities
- Landlord and Tenant Board Resources
- Student sublet housing listing is FREE FOR TWO MONTHS for full time students (See our office for renting out your room to a student.)
- Free forms and information, provided upon request:

Subletting Agreements	Ending Tenancy
Roommate Agreement	Repairs & Maintenance
Tenant Checklist	Complaint Forms

Examine Your Situation

Remember to think of housing as a long term situation Determine if you are a person who is flexible and does not mind sharing their accommodation with the landlord or possibly other students. Also, acknowledge if you are a person who is not comfortable with sharing their individual space and would prefer a greater private area. Either of these preferences can be accommodated.

OTHER FACTORS...

Other factors for you to take into consideration when searching for a place include: finances and how much you are willing to spend on a month's rent. Don't forget the possible extras, such as heat, electricity, phone, cable, groceries, internet access, transportation and personal expenses. These will all affect the overall cost of living.

CALL BEFORE YOU DRIVE

It's important to arrange viewing times before making a trip to Hamilton or Brantford to look for housing. A more productive idea is to call as many landlords and setup as many viewing times as you can fit in your housing search, this should save any frustration in frequent trips. It is recommended that you have a parent or someone with rental experience accompany you to view the properties.

Accommodations

Mohawk College makes absolutely no representation or warranties, implied or otherwise about the fitness, quality or worthiness of the housing listed.

Anyone using the information on the listing must carefully scrutinize the prospective landlord and the premises before any commitment is made.

We strongly recommend that students avoid unwanted problems by communicating clearly with the landlord and by getting agreements in writing. Some points to clarify with the landlord include: the house rules, overnight/late-night guests, parties, use of laundry facilities, phone access, landlord access to accommodation, kitchen privileges, pets, smoking and parking.

If you share a bathroom and/or kitchen with the owner or the owner's immediate family, your living accommodation will NOT be covered under the Tenant Protection Act.

Accommodation Types

The following accommodations are set up to suit your particular situation. Choose one or more that will best suit your wants and needs. Be prepared to look at all types of accommodations that the College has listed.

ROOM IN A LANDLORD'S HOME

A bedroom in the landlord's home, usually sharing kitchen and bathroom. Utilities are included and it's often furnished.

Average Rent: \$350 - \$500 per bedroom/month.

ROOM & BOARD

A bedroom in the landlord's home, usually sharing kitchen and bathroom and with some meals provided. Utilities are included and it's often furnished.

Average Rent: \$400 - \$700 per bedroom/month.

APARTMENT IN A HOUSE

Apartments are accommodated in home often in the basement or upper level and will have a separate entrance, kitchen and bathroom from the rest of the home. May be rented as whole apartment or by bedroom.

Average rent per Bedroom: \$350 - \$500 per bedroom/month.

DUPLEX

A house that has been divided into two separate apartments each with separate entrances, bathrooms and kitchens. May be rented as a whole apartment or by bedroom. Utilities are often included and it is likely not furnished.

Average Rent: \$350 - \$450 per bedroom/month.

HIGH-RISE/LOW-RISE APARTMENT

Traditional apartments with many floors (high-rise) or only a few floors (low-rise). Usually heat and water costs are included but electricity and telephone will cost extra.

Average Rent: \$500 for bachelor, \$600 for 1 bedroom or \$800 for 2 bedrooms.

HOUSE

A whole house may be listed for rent or could be rented on an individual or group basis, usually by bedroom. Landlord does not live on the property. Utilities are usually included and may be furnished, partially furnished or unfurnished.

Average Rent: \$350 - \$450 per bedroom/month.

SUBLET

A room or apartment that has been rented by a student and they are looking to replace with another student tenant.

Roommates

The people you live with can affect your year at school. When you start looking for a place, take some time to sit down with your potential housemates and have an honest discussion about the basic set-up of your arrangement and how your life together will work on a practical day-to-day basis. Always remember that the little things do matter when you share living space.

Compare living and study habits with potential roommates. Keep in mind that “best friends” don’t necessarily make “best roommates.” Key things to have with your roommates are communication, respect, consideration, privacy and general house rules. There will be conflict at some point in the year, whether it’s about noise late at night, dishes left in the sink, or whose turn it is to take out the garbage. Try to discuss the problem calmly without getting personal.

RESPECT & CONSIDERATION

It sounds so simple, but it can be so hard! Respect and consideration toward each other is something people are always encouraged to demonstrate, but when stressors are high you should give extra thought as to how your actions impact the people around you.

PRIVACY & GENERAL HOUSE RULES

Whether you’re in a big house or a small apartment, it’s the little things that can drive you crazy. You may need to set some boundaries with your roommates. Study space, noise levels, visitors, use of phone line (for calls and internet), smoking, borrowing personal property and how food will be shared and replaced are all important issues that need to be clearly understood among housemates. You may want to try:

- Regular House Meetings
- Roommate Agreement (available in Student Life & on the Website)
- Roommate Etiquette Resource Sheet

Here are a few common roommate concerns to be discussed:

- Should the rent be split evenly or should there be a premium for single or larger rooms?
- Will any additional roommates be allowed?
- What will happen during the summer months?
- Does a subtenant have to be approved by all the remaining roommates?
- Do they need to be a non-smoker or the same gender as the remaining tenants?
- Who will do the dishes, clean the toilet, buy groceries, cook dinner, take out the garbage, etc?
- What time will the stereo be turned off or TV turned down?
- Who is responsible for paying the cable, telephone, etc. and when is everyone's share due?
- Is it acceptable to have overnight guests and how often? Can they eat your food?
- Are you allowed to have a pet?

Where do you want to live?

You need to think about when and where you will be on campus.

- Will you be on campus early in the morning or late at night? – when are your classes?
- Will you need Walk Smart to escort you home in the evening?
- Do you want to be close by so you are only a short walk away?
- Or do you need distance from the school for your downtime and want to live a bus ride or short drive away?

All of these questions will help you with your search. Mohawk College has divided the College community into zones to assist you find housing.

ZONES

- Zone 1** Hamilton Mountain, Upper Paradise to Upper Wellington. The college located at the middle of this zone. Accommodations that are walking distance to the Fennell Campus.
- Zone 2** Hamilton Mountain, south of Limeridge to south of Rymal, from Upper Paradise to Upper Wellington. Accommodations are one to two bus ride(s) to the Fennell Campus.
- Zone 3** Hamilton Mountain - this zone is located at the west side of the college. Scenic Drive south to Rymal, Upper Paradise, west to Old Mohawk Road. Accommodations are one or two bus ride(s) to Fennell Campus.

- Zone 4** Hamilton Central to East Mountain. Boundaries: Upper Wellington to Mountain Brow Blvd, Mohawk Road to Upper Ottawa. Accommodations are one or two bus ride(s) to Fennell Campus.
- Zone 5** Hamilton East Mountain. Upper Wellington Street to Upper Ottawa Street, Mohawk Road to south of Rymal Road. Accommodations are one or two bus ride(s) to Fennell Campus.
- Zone 6** Mountain Brow to Rymal Road, Upper Ottawa to Centennial Parkway. Accommodations are two or three bus ride(s) to Fennell Campus.
- Zone 7** West Hamilton and Town of Dundas. Accommodations are one to three bus ride(s) to Fennell Campus, and walking distance or one to two bus ride(s) to IAHS, McMaster Campus.
- Zone 8** Downtown Hamilton. Dundurn to Ottawa Street, Burlington Street to Mountain Brow. Accommodations that are one or two bus rides to Fennell or the IAHS, McMaster Campus.
- Zone 9** East Hamilton. Ottawa to Nash, Mountain Brow to Burlington. Accommodations are one to two bus rides to Fennell or Stoney Creek.
- Zone SC** City of Stoney Creek. Accommodations are one or two bus ride(s) to the Stoney Creek Campus.
- Zone BF** City of Brantford. Accommodations are walking distance or one to three bus rides to Brantford Campus. The Shuttle is available for transportation to the Fennell and Stoney Creek Campuses.
- Zone AN** The Town of Ancaster. Accommodations are one or two bus rides to the Fennell Campus.

Residential Tenancies Act

The Residential Tenancies Act (RTA) is the provincial legislation that governs the relationship of residential landlords and tenants in Ontario. Landlords and tenants of most rental units are covered by most rules in the Act. A rental unit can be an apartment, a house, a site in a mobile home park or land lease community, and a room in a rooming, lodging or boarding house. These units are covered by the RTA.

However, if you share a bathroom and/or kitchen with the owner or the owner's immediate family, your living accommodation will NOT be covered under the Residential Tenancies Act.

If you are planning on looking for this type of accommodation, consider developing some house rules that can cover many of the points discussed in this booklet. Ideally, these should be negotiated and signed as part of your original discussion with the owner.

Landlord & Tenant Board

The Landlord & Tenant Board is an independent, quasi-judicial agency. Tenants and landlords can apply to the Board to resolve certain types of disputes, either through mediation or adjudication. In mediation, a Board mediator will help a landlord and tenant to resolve a dispute and reach an agreement they are both satisfied with. In adjudication, a hearing is usually held. A Board member makes a decision based on the evidence examined, and issues an “order.”

Their office is located at 119 King Street West, in Hamilton. They can be reached at 1-888-332-3234 or www.ltb.gov.on.ca. Visit the website for frequently asked questions and helpful hints!

Hamilton Tenant Helpline

Hamilton Tenant Helpline is a FREE service for tenants. Do you need repairs done in your rental housing? Are you looking for housing? Do you want to start a tenants’ association? Do you have questions about your rent or rent increases? Are you being evicted? Or if you have any other questions about your rental property, the Hamilton Tenant Helpline can answer your questions and provide advice: call 905-526-9119 Mon.-Fri. 9am-4pm.

Lease Agreements

A lease may be written, verbal or implied (e.g. through the payment of rent). All are equally binding and can only be terminated in accordance with the RTA. The difficulty, however, for anyone relying on an oral agreement always lies in providing exactly what was agreed to. As a rule, always get an important agreement in writing. If the lease is in writing, it must include the legal name and address of the landlord, and you are entitled to receive a copy of the lease within 21 days.

FREE LEGAL SERVICES

Free Legal Services are provided to full time post secondary Mohawk College students through the Mohawk Students’ Association.

We suggest you take your lease to the Mohawk Students Association Lawyer in the MSA Office, Room G109, at the Fennell Campus or phone 905-575-2393 or 519-758-6022 before you sign the lease.

SAME OR SEPARATE LEASES

Under most tenancy agreements, if you all appear on the same lease, you are each responsible to the landlord for the whole rent. Your obligation to the landlord is referred to as being “joint and several” in nature. If one of your housemates fails to pay their share of the rent, the landlord can look to the remaining housemates to make up the difference and will be in the position to begin eviction proceedings.

It would then be your responsibility to pursue the defaulting housemates for their share of the rent. (It is best to seek legal advice concerning potential actions by the landlord and your rights against the defaulting housemates). If you have separate leases, you are only responsible for the payment of the amount specified in your lease and the landlord can take no further action against you.

Ending a Tenancy

Written notice is necessary and should include: dwelling address, termination date, and tenant and landlord signatures. The notice must be given to the landlord at least 60 days prior to the move-out date for apartments and houses but usually less for Room & Privileges/Board (unless otherwise agreed upon in the lease or with the landlord). The same applies if the lease does not state the notice period.

About Rent

RENT FOR A NEW TENANT

A landlord and a new tenant decide the rent for a rental unit, and the services and things the rent will include – for example, parking, cable television, heat or electricity. In most cases, the rent first charged to a new tenant cannot be increased for at least 12 months.

RENT DEPOSIT

A landlord can collect a deposit from a new tenant. It cannot be more than one month's rent, or, if rent is paid weekly, one week's rent.

This deposit can only be used as the rent payment for the last month or week. It cannot be used for any other reason – for example, paying for cleaning or repairing a rental unit. If the rent increases by a lawful amount, the deposit can also be increased by the same amount. A landlord must pay the tenant six percent interest on the deposit every year.

POST-DATED CHEQUES

A landlord can tell a new tenant how the rent must be paid – by cash, cheques or money order. Post-dated cheques can be suggested, but a person cannot be denied a rental unit for refusing to give them.

RENT RECEIPTS

A landlord must supply a receipt for any rent payment, deposit, or other charge, if the tenant asks for one. The landlord cannot charge any fee for giving a receipt.

About Maintenance

TENANT OBLIGATION

A tenant has to keep his or her rental unit clean, up to the standard that most people would consider ordinary or normal cleanliness. A tenant is responsible for any damage to the property caused by the tenant or any guest – whether deliberate or by accident.

LANDLORD OBLIGATION

A landlord has to keep the rental property in a good state of repair. If something is not working because of normal wear and tear, the landlord must fix it. A landlord must obey all health, safety and maintenance standards in any provincial laws or municipal bylaws. For example, a bylaw may require the heat to be turned on and kept to a minimum temperature between the Fall and Spring.

VITAL SERVICES

A landlord cannot shut off or interfere with the supply to a tenant of:

- Electricity
- Fuel (such as natural gas or oil)
- Hot or cold water

Room temperature must be 22 degrees Celsius (72 F), basement 20 degrees Celsius (68 F). More information about maintenance can be found in a separate guide produced by the Landlord and Tenant Board.

Safety

Safety cannot be overlooked when searching for an accommodation! Make sure that you check out your potential yard and street lighting, distance from transportation or campus, shrubs around entrances and on the street. Ask yourself: Do I feel comfortable here? Do I feel “good” about the landlord?

HEALTH & SAFETY

If you suspect a health hazard in your rental unit, you can make a complaint through Public Health Services (City of Hamilton) and they will come out to inspect. For more information contact: 905-546-3500. For health and safety concerns in Brantford contact Building Inspections (City of Brantford) at 519-759-4150.

WALK SMART

Escorts are available to walk you throughout the Fennell Campus and the surrounding community, including to your car and the bus stop. Hours of operation are Monday to Thursday 6:30 pm to 10:30 pm during the fall & winter semesters. Contact Walk Smart at 905-575-2263.

Students attending the IAHS campus can access McMaster University's Student Walk Home Attendant Team (SWHAT). This service is open to students 7 days a week, 7:00pm until 1:00am from September to April. SWHAT can be found in the University Student Centre Room 103, Ext. 27500, www.msu.mcmaster.ca/swhat.

BREAK-INS

To protect your house from a break-in, make sure that there are working locks on all the doors and windows and always lock the house when you leave. If you're going home for Christmas or away for Reading Week (thieves know the campus calendar) you may want to invest in a timer for your lights. Also, can you easily store electronic equipment (like computers, stereos, TV's) somewhere, as well as portable items like jewelry and other small valuables. Ask a neighbour that you know to keep an eye on the house for you. Tell them your plans for the holiday and when you'll be back. If they have a second car, they may be willing to park it in your driveway just to make the house look lived in. You might also leave a key with a trusted neighbour and ask them to check in on the house daily – maybe even turn lights on and off, etc.

If your house has been broken into, go to a neighbour to call the police (911) in case the thief is still in the house. Don't touch anything. Then call a friend to wait with you until the police arrive.

INSURANCE

In a rented property the tenant is responsible for insuring their possessions. The landlord will have insurance on the building only. In order to protect your belongings, it is recommended that you purchase content insurance, or get your parents/guardians to put a rider on their house insurance for the contents of your rental unit. Please contact your insurance broker for more detailed information.

Fire Prevention

Your landlord is responsible for complying with the provision of the Ontario Fire Code and tenants are entitled to live in a fire safe occupancy. Ensure there is a working smoke alarm outside your sleeping area and on every floor of your home. As of March 1, 2006, it is mandatory that ALL residential properties have smoke alarms on each floor level outside the sleeping area.

In Hamilton if no more than 4 students are living as a single housekeeping unit the occupancy is classified as a single family dwelling. The Ontario Fire Code requires that an operational smoke alarm (battery operated is acceptable) be installed on each floor level of the home and outside of each sleeping area.

If a group of 5 or more students are living in a home, the home could be classified as either a single family home or a lodging house. That determination would be based on whether the owner or the occupants have the largest degree of control over the use of the house and property. An

in depth investigation examining various factors will be conducted by an Inspector from Hamilton Emergency Services - Fire. If you are concerned about the fire safety of your dwelling, or your dwelling doesn't have the minimum requirements noted above, contact the Hamilton Emergency Services - Fire Prevention Division at (905) 546-2424 ext.1380 or Brantford Emergency Services - Fire Prevention Division at 519-752-4346.

Transportation Information

The Hamilton Street Railway (HSR) bus is a great option for getting to college. Schedules can be found outside all Student Life offices.

<http://www.myhamilton.ca/myhamilton/cityandgovernment/cityservices/transit>
Brantford Transit is available to students attending the Brantford Campus. Passes can be purchased through Brantford Transit. Call (519) 753-3847 for information. Bus schedules and daily tickets are available from the Brantford Student Life Office, B101. <http://www.brantford.ca/transit>
Go Transit and Via Rail student discount application forms can be picked up in the Student Life office at your campus.

<http://www.go transit.com>

<http://www.viarail.ca/>

MOHAWK SHUTTLE SERVICE

Mohawk College offers a shuttle service between the Fennell, Stoney Creek and Brantford Campuses. Service is provided daily during the academic year except for listed holidays and Winter Break. Registration forms are available at Fennell in Room F111, Brantford Campus in Room B110, and at the Stoney Creek Campus Room A121.

Applications are processed on a first come, first served basis. Daily passes are also available from the Security Desks and Student Life Offices. The cost is \$5.00 a ticket (\$10.00 for two ways). The Shuttle schedule can be found at:

<http://www.mohawkcollege.ca/Discover/curStud/Life/studentlife/Transportation/campus-shuttle.html>

Living in the Community

As a student, you are moving into an established neighbourhood with families of all types. Take the initiative and introduce yourself to your neighbours when you move into your rental house. Let them know that you want to be approachable and that they can contact you if they need to. Like any city, there are several by-laws in the Hamilton and Brantford areas, which you should be aware of relating to things like noise, parking, garbage and house and property maintenance.

FRONT PORCH

Storing stuff on the front porch is not a good idea. Stuffed furniture on the front porch or on the lawn is illegal because it provides an ideal nesting spot for mice, rats and other rodents. Garbage cans, recycling boxes and empty beer cases are also not to be left on your porch. A fine may be issued.

THE YARD

It is important that you find out from your landlord if he/she will be taking care of the lawn and garden. There are by-laws about unkempt yards (high grass, weeds, etc.) and you could end up with orders to comply or even fines from the city.

GARBAGE & RECYCLING

Your neighbours will gladly tell you when garbage is picked up on your street. You may also call the City of Hamilton at 905-546-2489, or the City of Brantford at 519-759-4150 for information. Make sure that you don't put your garbage out any earlier than 7:00 p.m. the evening before collection to make sure the little critters don't get into it. It is your responsibility to clean up any mess caused by animals getting into the garbage. Be sure to make arrangements for holiday and school closure disposal and return all containers to the appropriate areas on your property.

STREET GAMES

Activities such as rollerblading, skateboarding, road hockey and other games are prohibited by the by-law on city roadways.

SNOW REMOVAL

Confirm with your landlord the arrangements for snow removal and make sure that your obligations during holidays and school closure are met. Fines are issued if snow removal is not completed within 24 hours. Failure to remove snow could also mean a delaying receiving mail from your letter carrier.

PARKING

Parking on the lawn (front or back), having more than 50% of the yard paved or blocked for parking, parking for over 12 hours continuously on any city street (especially between 2:00 a.m. and 7:00 a.m.) and having less than 10 inches clearance in a driveway between a parked vehicle and the public sidewalk are ALL ILLEGAL. Every street has its own restrictions - some with no parking, one-hour parking during certain hours of the day, parking on different sides of the street on different days, or by parking permit only. Just check the signs when parking. You must be at least 3 metres from a fire hydrant and 9 meters from a cross walk or intersection. The City of Hamilton and the City of Brantford have by-laws and restrictions with regards to parking. For more information on parking on the street and in residential areas contact the City of Hamilton at 905-546-2489, or the City of Brantford at 519-759-4150.

PARTIES

The City's noise by-law (in effect 24 hours a day) is not just for noise outside. It applies also to noise from inside a residence if it is disruptive to people outside. Be aware that open windows allow noise to escape more easily. A noisy party can draw both police and by-law officers, and could result in anything from a warning to a by-law fine or even a criminal charge. Any alcohol-related problems that may occur are your responsibility, including over-consumption, intoxication, excessive noise, disturbing the peace, vandalism or property damage, vomiting on lawns, driving under the influence, accidents or worse. After your party, make sure to check for broken glass on the street or sidewalk, your own property and that of your neighbours.

BUGGIES

One of the concerns of neighbours in the area is the number of grocery store buggies being left on the streets. Return the buggies or leave them at the edge of your front lawns for pick-up. Check the back yard of your property and put the buggies on your front lawn for pick-up. There are trucks that do regular pick-ups.

Contact these stores on the Hamilton Mountain for immediate pick up:

Walmart - 905-389-6333

Metro - 905-575-5545

No Frills - 1-800-296-2332

Or contact the Brantford area Grocery Stores for immediate pick up:

Zehr's - 603 Colborne St. - 519-752-6065

Fresh Co. - 50 Market St. - 519-759-7952

Price Chopper - 655 Colborne St. - 519-751-9128

Keep an eye out for the Good Neighbour Campaign. It has valuable resources on how to be a productive part of your new community. More information is located in your Student Life Office.

Exploring the Community

While living in Hamilton/Stoney Creek or Brantford, you will probably want to do some exploring and see what each city has to offer. For information on community events, maps, directions, parks & trails, things to do, sports and activities, festival and events check out the cities' websites:

Brantford: <http://www.brantford.ca>

Hamilton: <http://www.myhamilton.ca> or

<http://tourismhamilton.ca>

Useful Contacts - Hamilton/Stoney Creek Area

MOHAWK COLLEGE

Security.....	905-575-2003
MSA Emergency Loans.....	905-575-2393
Food Bank & Legal Services.....	905-575-2393
Student Life, Fennell.....	905-575-2081
Student Life/MSA IAHS.....	905-540-4247 x 26411
Student Life/MSA Stoney Creek.....	905-575-5236
Community Emergency.....	911
Police.....	905-546-4925
Mountain Station.....	905-546-4930
Central Station.....	905-546-4772
East Station.....	905-546-2929
Crimestoppers.....	1-800-222-8477
Fire Prevention.....	905-546-2424 x 1380

CITY SERVICES

By-Law Office.....	905-546-2782
Noise By-Law (after hours-police).....	905-546-4925
Property Standards Office.....	905-546-2782
Library.....	905-546-3200
Hamilton Tenant Helpline.....	905-526-9119
Ontario Rental Housing Tribunal.....	1-888-332-3234

LEGAL SERVICES

Dundurn Community Legal Services.....	905-527-4572
McQuesten Legal & Community Services.....	905-545-0442
Hamilton Mountain Legal & Community Services.....	905-575-9590
MSA Lawyer Bill Reid	905-575-2393

HEALTH SERVICES

Telehealth Ontario.....	1-866-797-0000
Locke Street Walk-In Clinic.....	905-570-0440
Mountain Walk-In Clinic.....	905-575-0808
Queenston Walk-In Clinic.....	905-578-9255
Westdale Walk-In Clinic.....	905-529-4040

UTILITY SERVICES

Bell Canada.....	905-310-2355
Horizon Utilities.....	905-522-9200
Union Gas.....	1-888-774-3111
Cogeco Cable (Burlington).....	905-333-5522
Source Cable.....	905-574-6464
Shaw Cable.....	905-389-1347

TRANSPORTATION

Blue Line Taxi.....	905-525-2583
Hamilton Cab.....	905-777-7777
Go Transit.....	1-888-438-6646
Greyhound.....	905-521-3088
HSR Transit.....	905-527-4441
Via Rail.....	1-888-842-7245

INTERNET SERVICES

Cogeco Internet Service (Burlington).....	905-333-5522
Shaw Internet Service.....	905-389-1347
Source Cable Internet Service.....	905-574-6464

Useful Contacts - Brantford Area

MOHAWK COLLEGE

Security.....	519-758-6032
MSA Emergency Loans.....	519-758-6022
Food Bank & Legal Services.....	519-758-6022
Student Life, Brantford (Off Campus Housing Office).....	519-758-6022

COMMUNITY

Emergency Services.....	911
Brantford Police.....	519-756-7050
Fire Prevention.....	519-752-4346

CITY SERVICES

Noise By-Law (after hours-police).....	519-756-7050
By-Law Enforcement.....	519-759-4150
City Services.....	519-759-4150
Library.....	519-756-2220

LEGAL SERVICES

Brantford Legal Services.....	519-752-8669
Ontario Rental Housing Tribunal.....	1-888-332-3234

HEALTH SERVICES

Telehealth Ontario.....	1-866-797-0000
Brantford Urgent Care.....	519-753-9581
Terrace Hill Walk-In Clinic.....	519-759-7425
Brant County Health Unit.....	519-753-4937

UTILITY SERVICES

Bell Canada.....	519-310-2355
Utilities Brantford.....	519-753-7391
Union Gas.....	1-888-774-3111
Rogers Cable.....	1-888-746-3771

TRANSPORTATION

Brant Transit.....	519-753-3847
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INTERNET SERVICES

Brant Freenet.....	519-758-1333
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FAQ's for Tenants

Q. Do I have to sign a lease?

A. Yes, if required by landlord. It is recommended that you sign a lease to protect yourself. You should have the MSA Lawyer look at your lease before signing it.

Q. Do I have to give a deposit on my rental?

A. Normally when you complete a rental application form you will provide one month's payment, and usually the last. Should the landlord not rent you the apartment the deposit would be returned to you.

Q. I don't have a job as I am attending school full-time. How can I rent an apartment?

A. Most students attending full-time school and having no major source of income would have a relative (parent, guardian) sign a Guarantor form essentially guaranteeing the rent.

Q. What is a guarantor?

A. A guarantor is anyone willing to take on the financial risk in the event you are not able to pay the rent.

Q. I only need my apartment for 9 months but I am told I have to sign a 1 year lease. What happens if I skip out early?

A. Most leases will run for twelve months therefore you will likely be asked to rent for the full year. You are obligated to pay the rent for the year but may be able to sublet or assign the lease earlier with the landlord's consent. As an example, you can rent the unit to someone else for the months that you will not be living there.

Q. Do my roommates and I all have to sign the lease?

A. Under most tenancy agreements, if you appear on the same lease, you are each responsible to the landlord for the whole rent. If one of your housemates fails to pay their share of the rent, the landlord can look to the remaining housemates to make up the difference. If you have separate leases, you are only responsible for the payment of the amount specified in your lease and the landlord can take no further action against you.

Q. Am I responsible for my roommates rent if they move-out?

A. All parties to the lease are responsible for the rent. If the rent does not get paid for any reason, the landlord may go after all of the parties on the lease. Make sure you rent with people you can trust to live up to their part of the rent.

Tenant Checklist

RENTAL/UTILITY PAYMENTS

1. Amount \$ per week [] or month [] due on the day of each month
2. Will there be a lease? Yes No Length of term months
3. Who is responsible for the... Landlord Tenant Est. \$/month
 - Heating Bill
 - Water Bill
 - Hydro Bill
 - Cable Bill
 - Gas Bill

HOUSEHOLD ISSUES

1. Does the tenant have control over heating? Yes No
 Does the heating work? Yes No
 Is there a working form of air conditioning? Yes No
 If not, are there screens on the windows? Yes No
2. Are overnight guests allowed? Yes No
3. Are pets allowed? Yes No
4. Who is responsible for lawn maintenance? Tenant Landlord
 If tenant, will tools be supplied? Yes No
5. Who is responsible for snow removal? Tenant Landlord
 If tenant, will shovel be supplied? Yes No
6. Are laundry facilities supplied? Yes No
 Will there be an additional charge? Yes No
7. Where is the Fuse Box/Breaker Box located?

KITCHEN

1. Is a fridge included? Yes No
 Is it in working order? Yes No
2. Is a stove included? Yes No
 Is it in working order? Yes No

BATHROOM

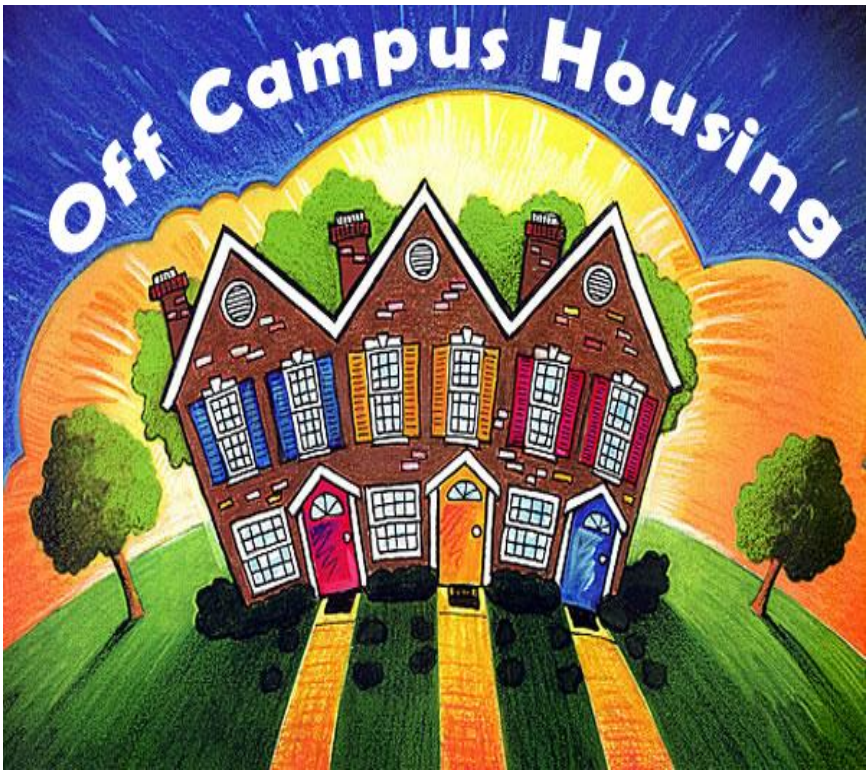
1. Does the toilet flush properly? Yes No
2. Does the shower have pressure? Yes No
3. Are any of the walls/ceilings cracking? Yes No
 If yes, do the cracks leak? Yes No
 Visual observation of cracks

BEDROOM

1. Do enough working electrical plugs exist? Yes No
 Total Number 2-Prong 3-Prong
2. Are posters/wall-hangings allowed? Yes No
 Paint/redecorating policy? Yes No

SAFETY/SECURITY

1. Are door locks adequate and working? (ie. deadbolts) Yes No
 Is there a doorscope or window? Yes No
 Is a doorbell necessary? Working? Yes No
2. Is there adequate outside lighting? (ie. visit at night) Yes No
3. Do smoke detectors exist? (Functioning?) Yes No
4. Are all the windows intact? (Do they lock?) Yes No



Off-Campus Housing

<http://housing.mohawkcollege.ca>

Hamilton: 905-575-2262

Brantford: 519-759-6022

Student Life Office Locations:

Fennell Campus: Room G08
905-575-2081

IAHS Campus: Room 105
905-540-4247 ext.26710

Brantford Campus: Room B101
519-758-6022

STARRT Campus:
Room A121 905-575-2537

Visit us online at:

<http://studentlife.mohawkcollege.ca>