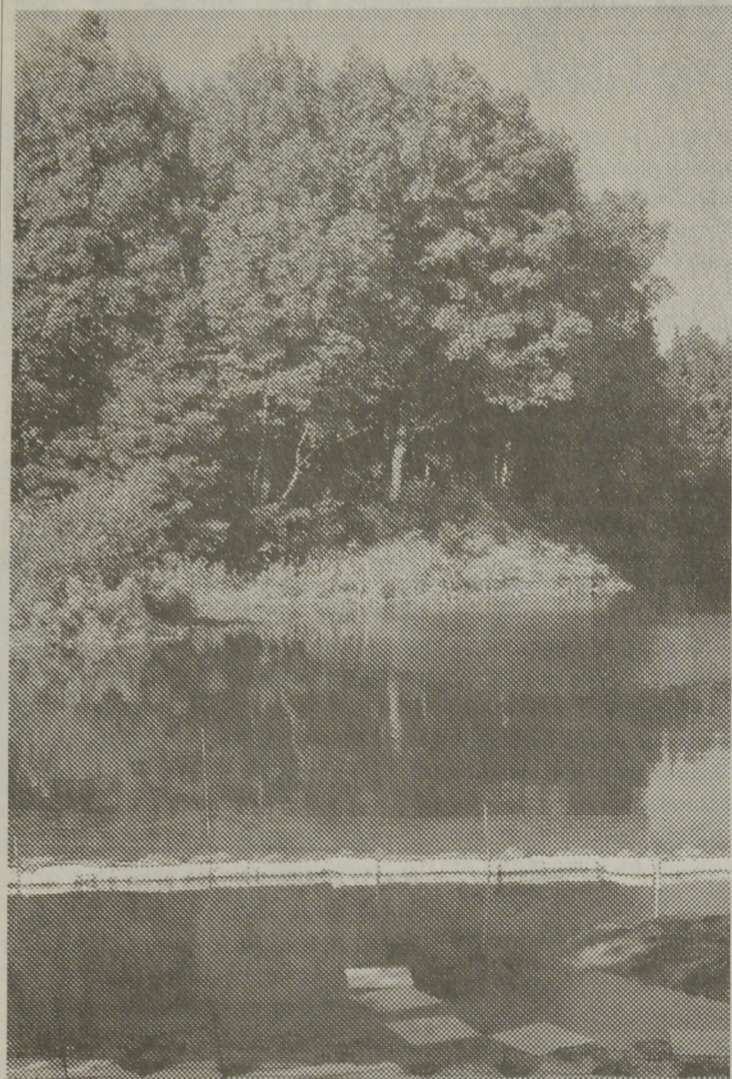


UNB Oil Spill Poses No Environmental Threat



Stephanie Brunet/ The Brunswickan

Clean up underway in College Brook

Joel McCracken

The Brunswickan

An oil spill occurred on campus August 27th. The New Brunswick Department of Environment and UNB administration, are content that the spill poses no serious environmental consequence. Susan Mesheau, a spokesperson for the University was quoted as saying "the oil leak has been stopped at the source and is completely contained".

The leak started at the UNB Heating plant, which is located just above of the UNB campus. Approximately 1000 gallons of heating oil, called Bunker C escaped from a corroded underground pipe. The pipe comes from a tank holding 106 million litres of the Bunker C heating oil. The oil is particularly sticky and less likely than others to penetrate far into the soil. The faulty pipe is being dug up and replaced.

Road and Sea Transport Industries of Saint John, a company specializing in hazardous waste clean ups, were contracted by the university to oversee the clean up. The company is still testing for environmental impacts. Reports will be forwarded to the University and to the Department of Environment for final approval.

The spill was spotted at the bottom of the hill in College Brook, a sediment pond, where most of the oil pooled. Thanks, apparently, to this motionless body of water, the oil did not leak any amount into the Saint John River. The total cost of clean up has not been determined as of yet

Contract negotiations continue at UNB

Sarah Dickie

The Brunswickan

Contract negotiations continue between the Association of UNB Teachers (AUNBT) and the University of New Brunswick. Technically their contract expired July 1st, but legislation allows their contract to continue as long as they are in negotiations.

Negotiations focus on three main issues: *Competitiveness*, *Climate*, and *Comparability*.

Competitiveness refers to the equality of salary and benefits compared to other universities.

Climate is the openness of communication between the university and the teachers. The teachers wish to

be kept informed on issues such as the search for the new president.

The last item is *Comparability*. Comparability refers to the size of their workloads; both compared with one another and other universities.

The University of New Brunswick has the best track record in Atlantic Canada in staff/management relations, according to AUNBT Spokesman David Bell. It has never had a strike.

Bell continued to say that the negotiations are "proceeding in the traditional spirit." Both sides say that much progress has been made, and are optimistic on the future of the talks.

Various contacts have issued such comments on the idea of a strike as: "A long way from that," "it's a far, far, long shot," and "hope it doesn't go that far."

Possible student loan delays expected

Students expecting loans may experience delays in receiving them, owing to the horrific events in the United States on Tuesday.

EduLink Canada, the loan provider for Canada Student Loans, is owned by the Canadian Imperial Bank of Commerce, and a United States group of loan providers. The US group, who owns 51% of EduLink, is currently unable to make airline shipments due to transportation regulations imposed on Tuesday.

According to a press release issued by the Canadian Alliance of Student Association (CASA), the delay should last only 24 to 48 hours. This may cause problems for students who need to pay for expenses such as tuition fees by a fixed date.

"I would like to encourage everyone involved in the disbursement and collection of moneys to and from students to do so with understanding and patience. Such delays are unavoidable.

"I have every confidence that EduLink and the Canadian Student Loan Program is doing everything they can to make sure students get their money," the spokesperson went on to say.

Carolyn Donoghue, a representative of the Canadian Student Loans Program, has said that the full extent of the problems this delay may cause to the program will not be learned "until the full implications of the transportation shutdown are known."

My first week at university

Linda Rimmer

The Brunswickan

There are probably as many reasons for going back to university as there are people walking on campus. Mine was very simple: the realization of a dream. Ever since I graduated from university the first time, I had dreamed of continuing my education, but somehow life got in the way and there were times I was certain I would never have a chance to come back on campus. But they say if you hold on to a dream long enough, it'll come true, which is what happened to me.

But what I forgot in all my work to get here is that I was a few years older than the first time I had been on a university campus. How many years older was brought home my first day at UNB when all the people I saw seemed so much younger than me. I began to feel like the oldest person on campus.

Everyone seemed to know where he or she were going while I always had to stop people to ask directions. And what I thought would be simple turned out to be a little harder than I expected. The best example of this was simply choosing which classes I was going to take, which took a lot of walking back and forth to different buildings, all the time worrying I would get lost. I am proud to say I survived chose the courses I wanted and will start classes on Monday like everyone else. By the way, am I the only one who noticed all the hills there seem to be around here and that getting up and down them is not always easy? Or is that another example of my age showing through?

Was it all worth it? Yes, I think it was because of the pride I feel at having met a challenge and not having turned back when the going got hard. Yes, because I'm building a better future for myself. But most importantly, yes because I held on to my dream and made it come true.



Mark McInnis/ The Brunswickan

Numerous frosh enjoyed the food fight during frosh week. Don't like wasting food? Check out the Mugwump on Page 5 - Pat shares your view.

Your landlord: Love 'em or leave em

A practical guide to surviving your perfect apartment

Aaron McKinley Savage

Special to the Brunswickan

Most students already know that finding a great off campus apartment can be difficult. Once you find that perfect spot, move in and finally decorate, the last thing you want is a poor relationship with your landlord. After all, you have enough stress in your life without being bothered by an over zealous landlord who does not to respect your rights. Simply put, when you rent an apartment you should be aware of not only your rights, but also the rights of your landlord.

The initiated reader should consult the *Residential Tenancies Act* of New Brunswick, which covers the relationship between landlords and tenants and regulates such matters as increases to rent and eviction. Unfortunately, the Act is long and boring. Although I cannot possibly address every possible issue with respect to renting a new apartment, I thought I should address a few of the common questions that are most often asked by students.

Do all tenants sign a lease?

No. Landlords and tenants are not required to sign a lease. However, where no lease is signed, your relationship with your landlord will be governed by the *Residential Tenancies Act*. To review the Act, see <http://www.gov.nb.ca/justice/asrlste.htm>. In all likelihood, you will be required to sign a lease. Signing a lease protects not only your interests but also the interests of your landlord. When signing a lease, make certain that you read it carefully and that you fully understand the document you are about to sign. If you are unsure about some of the terms of your potential lease do not hesitate to contact either the Student Advocacy Centre or the Rentalsman.

My landlord wants me to sign a twelve-

month lease but I am only here for eight months?

Because the academic year is only eight months long, students will prefer a month-to-month periodic tenancy. Not surprisingly, landlords prefer a twelve month lease. In order to avoid a small claims action against you personally, I suggest that if you intend to leave town in April, talk to your landlord about this. Depending on your landlord, you may be able to negotiate an eight-month lease. If not, make certain that you have the right to assign or sub-let your apartment for the months you will be away under Section 8 of the Standard Form Lease. If, under your lease, your landlord requests a 12 month lease with no right to assign or sublet, then you will be on the hook for four months rent. If you elect not to pay this amount to your landlord, you may be sued for the balance and a judgment may be entered against you. If you have not signed a lease, then you have a statutory right to assign or sublet your apartment.

My Landlord says I can't have a dog or smoke in the apartment? Does this affect me?

It could. If the landlord wishes to impose any restrictions on your tenancy, i.e. no pets, no smoking, no alcohol, no visitors after 10 pm, etc., etc., the restrictions must be set out in Section 10 of the Standard Form Lease. If the restrictions are not set out in Section 10, then you may presume that there are none. However, if the landlord has placed certain restrictions on your apartment, make certain that they coincide with your lifestyle. If you smoke and own a dog, and your landlord has prohibited smoking and dogs in the apartment, then you should consider looking for another apartment. Failure to comply with the

restrictions set out in Section 10 can result in your eviction. Avoid these types of hassles before they happen and look elsewhere.

How much is the damage deposit? Does the law require me to pay one?

Although a damage deposit is not mandatory under the law, if your landlord asks for one, certain rules apply. Specifically, your landlord cannot demand payment of a damage deposit that is more than one month's rent. So if your monthly rent is \$500, then the most your landlord can charge for a damage deposit is \$500.

Who do I pay the damage deposit to?

You have two options. You can either pay your damage deposit directly to the Rentalsman or to your landlord. If you pay the Rentalsman directly, you will receive a certificate acknowledging payment of your damage deposit. If you pay your landlord directly, make certain that you get a receipt and that within a few weeks you receive a certificate from the Rentalsman acknowledging payment of the money. If you do not receive the certificate, this means that your landlord has not forwarded your deposit to the Rentalsman, as required by law, and, as a result, you could have problems getting your deposit back in the future. If you decide to pay your landlord, I recommend that you write a cheque payable to the "Rentalsmans Office". This should ensure that everything runs smoothly.

How do I get my damage deposit back? In order to get your damage deposit back, you must make a request to the Rentalsman in writing. At the end of your lease, your landlord has seven days to make a claim against your damage deposit. If there are any repairs required, they will be deducted from your deposit. If the repairs required exceed the amount of your deposit, then your landlord may

sue you in small claims court for the balance. However, provided you keep your apartment in good condition, you are likely to get all of your deposit back. In order to avoid a great deal of stress down the road, it is a good idea to inspect your apartment with your landlord within the first month of your tenancy, and fill out an "accommodation inspection report" available at your Rentalsman's office.

What about my privacy? When can my landlord come into my apartment?

In my opinion, one of the worst breaches of the Act is with respect to privacy. Lets face it, you are an adult now, and you deserve the right not to have your privacy invaded by your landlord. Under the law, you must receive notice before your landlord can come into your apartment. Of course, the amount of notice required depends on the situation. If major repairs are being conducted you must receive seven days notice. If your landlord simply wants to show your apartment to another potential renter, you must receive 24 hours notice. Entry must be between 8am and 8 pm and not on a Sunday, or any other holiday. However, in an emergency, your landlord may enter at any time. If your landlord does not follow these basic rules, call the Advocacy Centre or the Rentalsman.

What happens if I break my lease?

Remember that when you took possession of your apartment, you entered in to a legally binding contract with your landlord. As such, your landlord can file a small claims suit against you for recovery of lost rents. That being said there are a few ways you can get out of a lease. If your lease permits, you can sublet or assign your lease to someone else. If you do not have a lease you may assign without restriction. However, most of the time your

lease will require the landlord's approval. Once you make the offer to your landlord, he or she will have seven days to respond. After that, you can assume consent has been granted. Keep in mind that the landlord cannot refuse your request to assign without a good reason. Of course, if you are having problems with the apartment and want to move out, it is a good idea to discuss them first with your landlord. If you are unable to resolve to matter, call the Student Advocacy Centre or the Rentalsman.

Is there anything I can do to protect my rights?

It is a good idea to maintain thorough records with regard to everything you can. If a problem or dispute arises you want to ensure that you have plenty of documentation in order defend yourself or your claim. Make certain that you receive, and retain, a receipt for each transaction entered into with your landlord (damage deposit, rent, etc etc.). In the event that you need to make a claim down the road, you will require this information.

Always pay your rent with a cheque, and never pay in cash unless you absolutely have to. When you pay your rent by way of a cheque, your bank will have a paper trail allowing you to prove payment. If you don't have a chequing account, I recommend that you visit your banking institution and set one up.

Who do I contact if I have a problem?

If you have a legal problem or even a question that you would like answered, with respect to any landlord tenant issue please contact UNB's Student Advocacy Centre at 447-3068, and/or the Office of the Rentalsman at 453-2557 for assistance.

Editor's note: Aaron is currently an articling student with the law offices of Patterson, Palmer, Hunt, Murphy in Saint John.