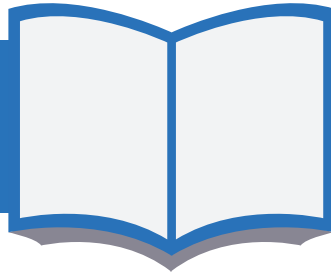


Participant Handouts

Scenarios



Scenario 1 Worksheet: Demonstration

My landlord is very rude to me and the other students who live in the apartment building he owns. He routinely yells at us over the phone and sends us emails threatening to raise the rent or have us kicked out if we do not clean the place. He is especially mean to the younger students. Last week, he came into our unit without warning and screamed at my roommate for leaving her laundry lying around in the laundry room. She broke down crying. This is too much!

Start on the Steps to Justice topic, “Laws that Protect Tenants” with the question, “My landlord is harassing me. What can I do?”

- What are some examples of harassment?
- What should this person do when they talk to the landlord about this problem?
- Why should this person talk to their neighbours?
- What government agency could this person contact for help if the harassment continues?
- What are some other resources that are available to tenants who feel they are being harassed by a landlord?



Scenario 2 Worksheet

I'm a student renting a room off-campus and I have been pretty good about making my payments on time. However, I made a few late payments in the last couple of months and I'm running low on the cash I saved from my summer job. My landlord is now threatening to evict me. What are my options and how will this affect me?

Start on the Steps to Justice topic, "Paying Rent" with the question, "What can happen if I'm behind in my rent?"

- What can a landlord do if rental payments are late?
- If a landlord issues the N4 - Notice to end tenancy and the tenant wants to continue living in the house, what could they do?
- What can someone do if they are temporarily unable to pay their rent?
- What can a tenant do if their landlord applies to evict them?
- Can not paying rent impact your credit score?



Scenario 3 Worksheet

I own a house that I rent out to students. The school year is about to start and there are many interested students who want to see the house. My current tenant is being difficult and won't let me show his room to prospective tenants, even though he is moving out. It is my house, so I'm just going to enter the house and show it to them anyway.

Start on the Steps to Justice topic, "Privacy and Harassment" with the question, "Can my landlord come into my place whenever they want?"

- Can a landlord enter their tenant's unit whenever they want?
- Is a tenant entitled to know why the landlord is entering the premises?
- What if the landlord wants to enter the premises and provides the tenant with no notice?
- Under what circumstances can a landlord show a tenant's room to prospective tenants?
- What should you do if a landlord enters the premises illegally and invades your privacy?



Scenario 4 Worksheet

I am a student looking to rent an apartment in an expensive area that is popular with young professionals. I've met with several landlords, but shortly after viewing their properties they each told me that it was no longer available. I am starting to think that these landlords are discriminating against me but I am not sure how.

Start on the Steps to Justice topic, "Renting a new place to live" with the question, "A landlord won't rent to me and I think it's because of discrimination. What can I do?"

- What are some examples of discrimination in housing?
- Are there situations where a landlord can refuse to rent to you for discriminatory reasons?
- How can a tenant know they are being discriminated against?
- What if landlords are advertising their properties as "mainly suitable for young professionals"?
- What steps should a prospective tenant take if they feel that they are facing discrimination?



Scenario 5 Worksheet

I share a unit in an apartment building with my buddy Xavier and we like to party! The other tenants never complained before, but last Saturday we had a ton of people over and I guess it got loud. On Sunday, our cranky landlord showed up and said she wants to evict us for disturbing the other tenants.

Start on the Steps to Justice topic, “Eviction” with the question, “My landlord is trying to evict me for disturbing other people. What should I do?”

- Can a tenant be evicted for having loud parties at night?
- If Xavier continues to have parties and I do not participate, can the landlord still evict me?
- If I have disturbed the neighbours, can the landlord hand me an N5 form and evict me right then and there?
- If we give up our partying but I occasionally join Xavier for a glass of warm milk and a quiet late-night chat about world issues, can the landlord still say that we are causing a disturbance?
- If I continue to have parties with Xavier and the people living in the house across the street complain to my landlord, can I be evicted?