



CLEO

Community Legal Education Ontario
Éducation juridique communautaire Ontario

PRIVACY IN YOUR HOME

CANADIAN LANGUAGE BENCHMARK 4

This activity kit, designed to teach newcomers to Ontario in Adult ESL and LINC classes about their legal rights and responsibilities, includes:

<u>Introductory notes for instructors</u>	<u>1</u>
<u>Activities for learners</u>	<u>2-6</u>
<u>Teaching notes with answer keys and suggestions for using the kit</u>	<u>7-9</u>

Visit www.cleo.on.ca to download these pages and to find other legal information.


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PRIVACY IN YOUR HOME

INTRODUCTORY NOTES

Context outcomes Understand the rules about when a landlord has a right to enter a tenant’s home.
 Know what to do if a landlord breaks a rule.

CLB outcomes  Get the gist, key information and important detail of two- to three-paragraph excerpt from booklet.

Activities

Privacy

Vocabulary preview

Privacy text

Applying the law

Free companion resource
What tenants need to know about the law

The information in this activity kit is based on the CLEO publication called *What tenants need to know about the law*. Read the publication before using the activity kit, and keep it on hand for reference as you guide learners through the activities. You can find it on CLEO’s web site at www.cleo.on.ca. To order free copies for your class, you can use the online order form or call **416-408-4420, extension 33**.



Please take note

The information in these activities applies to most but not all tenants. The *Residential Tenancies Act (RTA)* applies to most rental housing in Ontario. Some rental housing is not covered. For example, a tenant who shares a kitchen or bathroom with the owner or a close family member of the owner might not be covered. Learners should get legal advice if they have concerns.

The information in these activities is not a substitute for legal advice. Every situation is different so learners with concerns should get legal help. Tenants can contact their local community legal clinic. To find the nearest community legal clinic, check Legal Aid Ontario’s web site at www.legalaid.on.ca or phone **1-800-668-8258** (toll-free). In Toronto, phone **416-979-1446**.

Privacy



Discuss these questions.

1. Look at the title. What do you think it means?
2. Describe what you see in the drawing. What do you think is happening?
3. Have you ever been in a situation like the one in the drawing? Please explain.
4. Imagine that the man is the woman's landlord. What do you think they are talking about? Role play the conversation with another student.
5. Write a caption for the picture.

Vocabulary preview

A. Match the words and their definitions.

- | | |
|---|---|
| _____ 1. apply to | a. fair, sensible |
| _____ 2. give notice | b. your decision |
| _____ 3. inspection | c. person or company that provides insurance |
| _____ 4. make an effort | d. with no warning before |
| _____ 5. otherwise | e. except for what has just been mentioned |
| _____ 6. insurer | f. careful examination to check for problems |
| _____ 7. reasonable | g. affect or concern a person, group or situation |
| _____ 8. tenancy agreement | h. try, even if it isn't easy |
| _____ 9. up to you | i. inform someone that an agreement will end |
| _____ 10. without telling you ahead of time | j. legal contract that gives tenant the right to rent, sometimes called a lease |

B. Fill in the blanks with words from Section A. You may need to change the form of the word.

1. My landlord was busy, but he _____ to repair the crack in the ceiling quickly.
2. My rent is very high. _____, I'm very happy with my apartment.
3. If there's a fire in your apartment, your landlord can go in _____.
4. I signed a one-year _____.
5. I don't care what colour we paint the bedroom. It's _____.
6. Many apartment buildings have a regular _____ for bugs and other pests.
7. The Residential Tenancies Act _____ most rental housing in Ontario.
8. It is not _____ to expect that appliances will work perfectly all the time.
9. Your _____ may want to inspect your apartment before giving a quote.
10. I'm going to move to a new place in two months. I _____ last week.

Privacy text

Read this excerpt from a booklet called *What tenants need to know about the law*.

KEY POINT

The place that you are renting is your home. The law says when your landlord has a right to come in.

Your landlord can enter your home **without** telling you ahead of time only if:

- there is an emergency, or
- your tenancy agreement says that your landlord gives you cleaning services.

Also, your landlord can enter your place between 8 a.m. and 8 p.m. to show it to a new tenant if your landlord makes a reasonable effort to let you know when this will happen. This applies only if:

- you have given notice to move out,
- your landlord has given you a notice to move out, or
- you and your landlord have agreed to end your tenancy.

Otherwise, your landlord must give you notice in writing 24 hours ahead of time and can come in only between 8 a.m. and 8 p.m. This applies if your landlord wants to:

- do repairs or inspect your place to see if any repairs are needed,
- show your place to a possible buyer, insurer, or mortgage lender,
- let a real estate agent show your place to a possible buyer,
- have a property inspection done before making your building into a condominium, or
- come in to your place for any reasonable purpose listed in your tenancy agreement.

Your landlord has a right to enter your place only for the reasons listed above. You can let your landlord in at other times and for other reasons, but that is up to you.

If your landlord doesn't follow these rules, get legal help. Tenants who have low incomes can get help from a community legal clinic. To find the nearest community legal clinic, check Legal Aid Ontario's web site at www.legalaid.on.ca or phone their toll-free number, **1-800-668-8258**. In Toronto, phone **416-979-1446**.

Applying the law

In small groups, read each situation and answer the questions. The first one is done for you.

1. There is a flood in the apartment below your apartment. The landlord thinks the cause of the problem might be in your apartment and wants to come in.
 - a. Which part of the law applies? It's an emergency, so your landlord can enter your home without telling you ahead of time.
 - b. Is the landlord following the law? Yes.
 - c. What would you do? Let the landlord in.

2. You come home from school and are surprised to find your landlord in your apartment, fixing a dripping tap.
 - a. Which part of the law applies? _____

 - b. Is the landlord following the law? _____
 - c. What would you do? _____

3. You rent a unit in a house. Your landlord has decided to sell the house. Your landlord puts a note in your mailbox, saying she plans to show your unit at 7 p.m. on Thursday to someone who wants to buy the house. Your landlord gives you the note two days ahead of time.
 - a. Which part of the law applies? _____

 - b. Is the landlord following the law? _____
 - c. What would you do? _____

4. You come home from a short trip out of town and discover that your landlord replaced your smoke alarm because the neighbours were complaining that it was beeping while you were away.

a. Which part of the law applies? _____

b. Is the landlord following the law? _____

c. What would you do? _____

5. On Tuesday evening, your landlord phones and asks you if he can come by at 7 a.m. on Thursday to fix a hole in the wall.

a. Which part of the law applies? _____

b. Is the landlord following the law? _____

c. What would you do? _____

6. It's Monday morning. You find a note on your door, saying that your landlord plans to bring a pest control inspector to your apartment on Wednesday at 3 p.m.

a. Which part of the law applies? _____

b. Is the landlord following the law? _____

c. What would you do? _____

TEACHING NOTES

Curriculum connections

LINC/Adult ESL:

Theme: At Home in Our Community & World

Topic: Housing Problems

Theme: Canadian Law

Topic: Landlords & Tenants

Theme: Community & Government Services

Topic: Counselling & Advocacy

Privacy (page 2)

Use the picture and discussion questions to introduce the topic. If learners work in pairs or small groups, you can make one copy per group. Learners can share their captions and/or role play their conversations in front of the whole class. Learners can discuss other collocations which include the word private (such as: private property, private – keep out, private drive). They can discuss where they might see the word “private” and what kinds of things are private, and contrast private with public.

Vocabulary preview (page 3)

Vocabulary was selected to facilitate comprehension of **Privacy text**, which is an excerpt from the CLEO booklet *What tenants need to know about the law*.

You may wish to point out that the definition of “apply to” is one of two commonly used in the CLEO booklet *What tenants need to know about the law*. The other is “make an application to”, as in the following example: “If you have paid an illegal deposit or charge, you can **apply to** the Landlord and Tenant Board to get the money back.”

Learners can cover section A while completing section B, to make it more challenging.

Answers:

A.

- | | | | | |
|------|------|------|------|-------|
| 1. g | 2. i | 3. f | 4. h | 5. e |
| 6. c | 7. a | 8. j | 9. b | 10. d |

B.

1. *made an effort*
2. *Otherwise*
3. *without telling you ahead of time*
4. *tenancy agreement*
5. *up to you*
6. *inspection*
7. *applies*
8. *reasonable*
9. *insurer*
10. *gave notice*

**Privacy text
(page 4)**

This reading text is an excerpt from the booklet *What tenants need to know about the law*. Learners can read independently or as a class. Learners can check comprehension by asking and answering questions about the text in pairs.

**Applying the law
(pages 5-6)**

In small groups learners read the situations and answer the questions, using the information in the reading **Privacy text** to reach their decisions. Take up as a class to check comprehension.

Possible answers:

2.

- a) *Your landlord must give you notice in writing 24 hours ahead of time if he/she wants to enter your place to do repairs.*
- b) *No, unless it is an emergency, but it's unlikely that a dripping tap is an emergency.*
- c) *Thank the landlord for fixing the tap, but ask him/her to give proper notice in the future. / Not say anything because I want the dripping tap fixed.*

3.

- a) *Your landlord must give you notice in writing 24 hours ahead of time if he/she wants to show your place to a possible buyer.*
- b) *Yes.*
- c) *Let the landlord in.*

4.

a) *Your landlord can enter your home without telling you ahead of time if there is an emergency. Your landlord must give you notice in writing 24 hours ahead of time if he/she wants to enter your place to do repairs.*

b) *Probably. A beeping smoke alarm could have signalled a fire. Replacing the smoke alarm may have been appropriate. The example does not make clear whether or not the landlord gave written notice.*

c) *Nothing. / Discuss the circumstances with the landlord. / Thank the landlord for getting the work done.*

5.

a) *Your landlord must give you notice in writing and can come in only between 8 a.m. and 8 p.m. This applies if your landlord wants to do repairs.*

b) *No.*

c) *Ask the landlord to come after 8 a.m. / Ask the landlord for notice in writing in the future. / Welcome the landlord to come at 7 a.m. to get the hole fixed.*

6.

a) *Your landlord must give you notice in writing 24 hours ahead of time and can come in only between 8 a.m. and 8 p.m. This applies if your landlord wants to inspect your place or come in to your place for any reasonable purpose listed in your tenancy agreement.*

b) *Yes.*

c) *Let the landlord in.*

Extension: Learners can choose one of the situations from **Applying the law** or make up their own, and practise conversations between landlords and tenants.