

# Great Neighbour Guide

FLEMING COLLEGE HOUSING SERVICES



# Welcome, Fleming students

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Congratulations on your acceptance to Fleming College. We thank you for choosing Fleming as your educational institution and welcome you to our communities.

Living off-campus offers the opportunity to belong to a larger, more diverse community. Your neighbours will have diverse backgrounds/ cultures and include professional people, families with children, senior citizens as well as other students.

Being a good neighbour begins the first day you move in. You will now be responsible for your own actions, as well as those of your guests. Your conduct reflects on the College and the reputation of all students and can greatly influence the quality of life and overall climate of your neighbourhood.

Fleming wants you to succeed as a student AND as a citizen of our communities. The tips found in this guide will help you achieve that success.

## Off Campus Housing Office

We are here to help support you with your off campus housing needs. The Off Campus Housing Office can be your point of contact to help you with the transition from home or residence to off campus housing.

We can provide support, direction and guidance around your housing so that you can secure and maintain your housing. If you are looking for help to resolve issues with your landlord, understand your rights as a tenant, secure housing or help to find community resources, we can help!

**Rob Marsh,**  
General Manager, Housing Services

**Karen Hennessey,**  
Housing Community Coordinator

**Off Campus Housing Office**  
599 Brealey Drive  
Peterborough, ON K9J 7B1  
705-749-5530 ext. 1125



# Tips For Students

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## COVID-19 and Living Off Campus

As we move towards a new school year, the Off-Campus Housing office would like to provide you with information and resources to live safely within our community.

Our focus during COVID-19 is the health and safety of students and the communities that we serve. We encourage for you to view the Fleming website for up-to-date Fleming COVID-19 information. Please click [here](#) for Fleming updates.

To find information about health and safety within our campus communities and to be knowledgeable on best practices for health and safety measures, please visit our local public health authority, [Peterborough Public Health Unit](#) and the [Haliburton, Kawartha Pine Ridge District Health Unit](#).

We all have a role to play to maintain the safety of ourselves and of others. Please see the Government of Canada website for tips on how we can help to reduce the spread of COVID-19.



Protect Yourself and others from getting sick  
**Wash your hands**



- after coughing or sneezing
- when caring for the sick
- before, during, and after you prepare food
- before eating
- after toilet use
- when hands are visibly dirty
- after handling animals or animal waste

# Student Experience – Get Involved!

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Fleming's student life and community experience. Get involved with student life and get to know your community!

Getting involved can help ease feelings of homesickness as you adapt to college life. Participating in social activities helps lessen feelings of loneliness. If you need volunteer hours for your program, experience for your placement, have you heard about your Co-Circular Record (CCR)? Get recognition for your out-of-classroom involvement and learning. Build your skills, your resume, and stand out from the crowd!

Getting involved on campus will introduce you to many new peers and contacts. It's a fantastic way to meet new people, create long-lasting friendships, and develop potential professional relationships. To inquire more about this you can visit:

[flamingcollege.ca/student-experience](https://flamingcollege.ca/student-experience) or  
contact [studentexperience@flamingcollege.ca](mailto:studentexperience@flamingcollege.ca)



# Tips For Students

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## | Say Hello!

- Making a first impression is very important. Introduce yourself, be courteous, and help your neighbours. Treat others how you would like to be treated.
- Make sure they know you as their neighbour and not as “just another student.”

## | Parking

- Learn the acceptable and legal places for parking at your house or apartment, observe overnight parking restrictions and do not park on lawns, sidewalks, in front of fire hydrants, bus stops or on your neighbours’ property by contacting your local municipality.
- Remember to obey all traffic signs and signals and SLOW down in residential areas where children tend to be playing.

## | Take Care of Your Home

- Tenants and landlord are both responsible to maintain the rental unit. Keeping your rental unit clean on the inside and the outside will help to maintain your relationship with your neighbours.
- Don’t place indoor furniture outside on front porches or lawns. This along with window signs, beer bottles, garbage and litter can all have a negative impact on the appearance of the neighbourhood and your presence in the neighbourhood.
- To keep up with the garbage schedules go to [department.flemingcollege.ca/och/welcome-to-the-neighbourhood/](http://department.flemingcollege.ca/och/welcome-to-the-neighbourhood/)

## | Know Your Rights

- The Residential Tenancies Act sets the rules for rent increases, evictions, repairs, and any other issues that affect tenants. Students should visit the Landlord & Tenant Board website to familiarize themselves with these laws: [sjto.gov.on.ca/lrb/](http://sjto.gov.on.ca/lrb/)
- If you have questions about your lease, roommates, deposits, rent, maintenance or any other concern, give the Off-Campus Housing Office a call (705)749-5100 Ext. 1125 or go to our website: [department.flemingcollege.ca/och/](http://department.flemingcollege.ca/och/)

# Tips For Students

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## | Socialize Responsibly

Let your neighbours know in advance if you're planning a social event or party. Ask them to feel free to call you if things get too loud or if they have any other concerns.

- Keep the number of guests to a manageable level and keep the noise down and your guests inside.
- Clean up immediately afterwards any litter in the area of your house and neighboring yards.
- Open alcohol in public places, including the roads and sidewalks outside your property can result in you being charged.
- Try to plan a party on a night when your neighbours are less likely to be getting up early for work the next day, i.e. Friday or Saturday.
- As the owner and host of the party, you should try to stay sober so that you are able to make responsible decisions should any problems arise.

## | Reduce Noise

- Excessive noise is one of the largest neighborhood nuisances to residents and it can truly disrupt their right to peace and quiet. Students must abide by any/all municipal noise bylaws.
- It is important to respect your neighbours and their schedules. Some neighbours might be working and need to get up early.





On behalf of the policing communities of The Peterborough Police Service and of the Kawartha Lakes Police Service we would like to welcome you and wish you a safe and lawful stay in our community.

In the past, there have been occasions where our police services receive complaints from citizens that are frustrated with certain student behaviour. These complaints are usually associated with liquor and noise infractions, but can also include criminal offences. Often times, when officers speak with the students concerning these complaints, students will advise that they were trying to keep the noise levels down, or that the problems were caused by unwanted guests. All the issues and problems surround a lack of mutual respect.

Noise complaints: Both the City of Peterborough and City of Kawartha Lakes have by-laws that prohibit any noise that is likely to disturb. This is a broad definition that incorporates various sources of noise, including loud voices and music. Contrary to popular belief, the by-laws are in effect 24 hours a day. The fine totals \$125 for a first offence. For subsequent offences, a summons may be issued, compelling the person to attend court, where the fines could reach a maximum of \$2000.

Should matters progress to extremes, officers may proceed with the criminal charge of Mischief, Section 430 (1)(c) of the Criminal Code: Every one commits mischief who willfully obstructs, interrupts or interferes with the lawful use, enjoyment or operation of property.

Liquor infractions: Many of the noise complaints and other issues involve persons who are under the influence of alcohol and in many cases, to the point of intoxication. A number of the infractions under the Liquor License Act are applicable in these instances, a few of the common fines imposed are:

Section 30 (1) Supply liquor to a person under 19 years. Summons to court

Section 30 (8) Person under 19 years possess, consume or purchase liquor, \$125

Section 31 (2) Possess or consume liquor in a public place \$125

Section 31 (4) Being intoxicated in a public place. \$65

Our police services would like to remind students that there is nothing better than having good neighbours. This means that each person needs to be respectful of the other. We prefer voluntary compliance with all the laws, although disrespectful behaviour will result in enforcement.

Sincerely,  
The City of Kawartha Lakes Police Service and The Peterborough Police Service.

# From Your Student Associations

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The Student Administrative Council (Fleming SAC) and Frost Student Association (FSA) are non-profit organizations which represent and advocates on behalf of the student body. Both Fleming SAC and the FSA are committed to promoting engagement, leadership, advocacy, and stewardship at Fleming College.

Fleming SAC and the FSA serve the social and political needs of the student body. Our elected student Directors represent the interests and rights of all students at Fleming College and a variety of committees by providing input and feedback into policy decisions to shape campus life and the student experience. Being 'More than Class' Fleming SAC and the FSA provide students with opportunities for professional development to get the most of their college experience through experiential learning.

The Student Association provides support and engagement activities for students to unwind from the stress of studies and develop long-lasting relationships with fellow students and the college community. Both the Fleming SAC and the FSA share a commitment to keep students informed about what happens at Fleming and does this through a variety of channels including social media. Be sure to follow your respective association listed here and stay connected –



## **Fleming SAC**

Facebook: Fleming College SAC

Instagram: @FlemingSAC

Twitter: Fleming SAC



## **Frost Student Association**

Facebook: Frost Student Association

Instagram: @FrostStudentAssociation

Website: [frostsac.ca](http://frostsac.ca)



# Resources

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**Ontario Energy Board**

[ontarioenergyboard.ca/OEB](http://ontarioenergyboard.ca/OEB)

1 877 632 2727

**Bell Canada**

[bell.ca](http://bell.ca)

1 866 301 1942

**Enbridge Gas Distribution**

[enbridgegas.com](http://enbridgegas.com)

1 877 362 7434

**Cogeco Cable**

[cogeco.ca](http://cogeco.ca)

1 866 261 4447

**Hydro One**

[hydroone.com](http://hydroone.com)

1-888-664-9376

**Peterborough Public Health**

[peterboroughpublichealth.ca](http://peterboroughpublichealth.ca)

705-743-1000

**Haliburton, Kawartha, Pine Ridge  
District Health Unit**

[hkpr.on.ca](http://hkpr.on.ca)

1-866-888-4577

**Peterborough Utilities Services**

[peterboroughutilities.ca](http://peterboroughutilities.ca)

705-748-6900

**Landlord and Tenant Board**

[ltb.gov.on.ca](http://ltb.gov.on.ca)

1 888 332 3234

**Ontario Human Rights Commission**

[ohrc.on.ca](http://ohrc.on.ca)

1 800 387 9080

**Ontario Ministry of Municipal Affairs  
and Housing**

[mah.gov.on.ca](http://mah.gov.on.ca)

416 585 7041

**Ontario Fire Marshal's Office**

[ofm.gov.on.ca](http://ofm.gov.on.ca)

416 325 3100

**Fire Safety Campaign**

[knowfire.ca](http://knowfire.ca)

**For more local resources :**

[department.flemingcollege.ca/och/resources](http://department.flemingcollege.ca/och/resources)

# Community Residents

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Thank you for welcoming students into your neighbourhoods. The College expects our students to represent the College well in the way they live and act in the community and we are committed to educating them regarding rights and responsibilities associated with off-campus living. The tips below will provide you with some advice on getting to know your new neighbours and how to deal with any problems should they arise

## Introduce Yourself

Make an effort to introduce yourself to your new student neighbours when they first move in. Knowing faces, names and where the students are from helps to maintain good day-to-day relations.

## Be Friendly

Engage in friendly conversations – wave and say hello, ask how their studies are going, wish them a nice weekend. Students will welcome your friendly support.

## Communication

Develop good lines of communication. Try to be helpful in answering questions they might have regarding municipal by-laws, parking, noise, waste and recycling collections days, snow removal, etc. Talk about the standards of your neighbourhood and your hopes that they will maintain these standards and peaceful co-existence with all of the residents in your neighbourhood.

## Know The Landlord (Owner)

Hopefully you've had an opportunity to meet the landlord or owner of the rental property near you. A good landlord should be visiting their property regularly and this makes it an ideal time for you to introduce yourself and address any concerns you might have. Be sure to obtain the landlord's phone number and provide your number to them also. They will appreciate your concern and willingness to contact them should an issue occur.

## Reporting Problems

We always recommend speaking to the tenants first about the problem or concern, next the landlord and finally, if necessary, the police. If you are still unable to resolve issues of noise, parking, property standards, fire code, etc. then please contact the local authorities.

# Landlords

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Living off-campus is a preferred option for many Fleming students. As landlords, you provide a very important service to students by renting them a room, apartment or home. There are some key ideas that will ensure a successful tenancy: There are three key components to successful tenancies: Communication and understanding with each other, tenant and landlord rights and responsibilities of both the tenants and landlords.

## Communication

Having open communication and an understanding of expectations will help to ensure collaborative conversations. Communication can help to resolve issues that may come up, establish clarity and determine actions with successful outcomes. Setting a positive tone, listening and brain storming to resolve issues are . Communication can be in several different ways, face to face, written letters, texts or emails . Just be sure to keep the line of communication open.

## Rights

Tenancy Laws and Provincial Acts defines the relationship between landlords and tenants. It is a good idea to have a clear written contract signed by you and your tenants that outlines all the terms of the rental agreement and the expectations that you have of each other. Tenancy Agreements must abide by the Residential Tenancies Act and a standard lease is now required in Ontario. Be sure students clearly understand the rules and expectations and in doing so, they will be more respectful of your property and the neighbourhood.

## Responsibilities

As we move forward through the COVID-19 pandemic, we encourage for you to understand your responsibilities and rights, as a landlord. Please visit the [Landlord Self Help Centre](#) for further guidance.

As a landlord, you have rights and responsibilities to follow under the Residential Tenancies Act. The Act provides rules for increasing the rent, evicting a tenant, maintenance and repairs, ending a tenancy, etc. All landlords must now provide an “Information for New Tenants” sheet to all tenants on or before a tenancy begins. For more information about the Act or to obtain a copy of this form, call the Landlord & Tenant Board 1-888-332-3234 or visit the website – [ltb.gov.on.ca](http://ltb.gov.on.ca)



