

Landlords

Landlords have an important role in ensuring that housing quality is adequate and that activities occurring on the premises abide by all laws and regulations.

The Residential Tenancies Act (S. 3(1)) states that the landlord must maintain the premises in a good state of repair and agree to comply with all health, safety, housing and building standards and any other legal requirements respecting the premises.

If there are issues of loud parties, unsightly conditions, or any other violation at a rental unit, the landlord is required to take action to ensure the tenants comply with the applicable laws.

If the police, residents, students and landlords work together situations can be dealt with in a timely and efficient manner so that everybody's needs are met.

For a quick guide to applicable by-laws, visit www.townofantigonish.ca

Applicable Laws And Regulations

LANDLORDS

- Sec. 344 MGA “Dangerous or Unsightly Premises” - Property owners must maintain property to prevent it from being dangerous, unsightly or unhealthy.
- “Minimum Standard For Residential Properties” The owner of a building shall maintain the building to the standards as provided in this By-law.

TENANTS

- Noise By-Law Sec. 3.1 No person in the Town shall disturb the tranquility of any person located within the Town of Antigonish.
- Sec. 7F (LUB) Parking shall not be permitted on any area required to be landscaped;
- Criminal Code: Mischief “preventing the lawful use or enjoyment of property.” The courts have ruled that loud parties can be criminal.
- Liquor Control Act: Sec. 78(2) “Illegal possession of liquor”: \$455.21 fine.
- Sec. 89(1) LCA “No person shall sell, give, serve or buy liquor for or on behalf of a person under nineteen years of age”

Important Phone Numbers

Town of Antigonish	863-2351
St. Martha’s Regional Hospital	867-4500
Emergencies	911
Antigonish RCMP Detachment	863-6500
Antigonish Fire Department	863-3359
Antigonish By-Law Enforcement	863-2351
Residential Tenancy Act	1-800-670-4357
Sexual Assault Crisis Line	1-888-831-0330
StFX Students’ Union	867-2495
StFX Safety & Security	867-3981
Adult Helpline	(902) 562-4357

Websites

Town of Antigonish	www.townofantigonish.ca
Residential Tenancies Act	www.gov.ns.ca
StFX Students’ Union	www.theU.ca
StFX University	www.stfx.ca

Neighbour Information

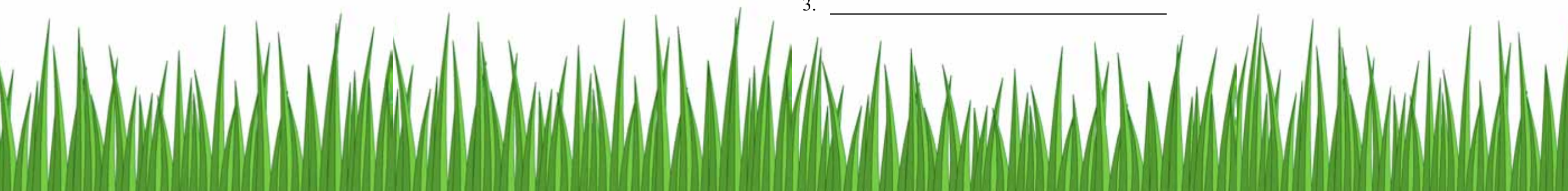
Name	Phone Number
1. _____	_____
2. _____	_____
3. _____	_____

Antigonish

*Good Neighbours
Strong Neighbourhoods*



Antigonish Crime Prevention
WORKING TOGETHER TO PREVENT CRIME



Living Well in Antigonish

The Town of Antigonish and St. Francis Xavier University welcome you for another school year!

Antigonish is a great place to live and the Town comes alive with spirit and energy when the school year starts.

Understand your community responsibilities. Meet the amazing people around you and feel at home in your neighbourhood and Antigonish.

This brochure provides the information that students, full-time residents and landlords need.

Students, long-term residents, landlords and police can work together to deal with any situations that arise so everyone's needs are met.

Your Rights as a Tenant

Learning and living are difficult when you are in sub-standard conditions. Sometimes, landlords do not maintain their properties, and students live in apartments that are unsafe and uninhabitable. This is not acceptable. You have rights. Who can help?

RESIDENTIAL TENANCY ACT

For advice on conflicts, rights, or responsibilities as a tenant or as a landlord, call the Residential Tenancy Act's office.

TOWN OF ANTIGONISH

Antigonish has by-laws that establish standards for conditions, occupancy, and maintenance of rental properties, that are enforced by the Town's by-law enforcement office.

Tenant Responsibilities

Your legal responsibilities in the Residential Tenancies Act Sec.4(1) include:

- keep the place clean;
- repair damages you cause;
- don't cause a noise disturbance.

Your neighbourhood responsibilities are similar:

- make sure your noise doesn't wake up your neighbors;
- keep your yard clean;
- don't litter;
- keep couches inside;
- meet your neighbours and help them out.

Long-term Residents

Your neighbourly responsibilities include:

- meet your neighbours
- tell them about your needs, for example, you work early in the mornings, have young children, etc.
- if you have a problem, let your neighbour know, but only if you're comfortable doing so, before calling the police.

- involve your neighbours in community events, meetings, and neighbourhood watch.

Garbage and Recycling

It's important to the environment that waste is properly disposed of, and if possible, that materials are recycled.

The Town of Antigonish offers residential pickup of organics through our green bin program and recycling through our blue bag program on a biweekly alternating schedule. Garbage pickup is weekly.

Household hazardous waste will take place October 21 & 22 at the Antigonish mall parking lot.

You can find out about the residential waste collection services program and to obtain a curbside collection schedule call the Waste Collection Hotline at 863-4949 or visit the website: www.townofantigonish.ca/waste.html