

Building Community One Neighbourhood at a Time

The Town of Sackville and Mount Allison University are committed to working with citizens and students to ensure that our community continues to be a comfortable place to live.

TIPS FOR STUDENTS

1 Get to Know Your Neighbours

As 'guests' in a neighbourhood, a helpful place to begin is to introduce yourselves to your immediate neighbours, exchanging names and phone numbers and acknowledging your desire to become part of the neighbourhood.

2 Understand your Rights and Responsibilities as a Renter

Students renting a house in a residential neighbourhood have the right to expect a residence that is both safe and in good repair. They also have the responsibility to become aware of and accommodate themselves to the standards that they observe in those neighbourhoods.

Read the lease agreement you enter into with your Landlord thoroughly before signing it. Be clear about what your rights and responsibilities are concerning heat, electric, phone and water bills. Check the premises for major disrepair. I.e. Kitchen, bathroom, laundry fixtures and appliances. You have paid for a decent and safe place to live. Conversely, be aware of your responsibility for meeting the conditions of the lease and remember that you are a guarantor for those who sublet. Check with Student Life at Mt. Allison University or the Rentalsman, an important government agent there to help resolve misunderstandings, if you have questions or concerns about the lease you are signing.

For more information visit: Office of the Rentalsman - www.snb.ca/irent

3 Find out about the Rules and Regulations in your Neighbourhood

Information and regulations concerning Parking on your street, garbage collection days, the mandatory wet/dry recycling program, noise by-laws and liquor consumption can be easily obtained from the Town Hall or your landlord. Save yourself some money and headaches and familiarize yourself with them.

For more information visit: www.sackville.com/town-hall/bylaws

4 Notify your Neighbours about Parties

When planning a party, remember that you are responsible for your guests, as well as yourself. Parties can sometimes get out of hand and it is hard to control the behaviour of others. Inform neighbours that you are having a party and be sensitive to their tolerance levels for noise. Ask them to call if it is getting too loud. There are few advantages to living with the bad reputation and animosity of neighbours caused by out-of-control guests in your house. Party hosts have been known to be sued for the damage and injury caused by guests on their premises.

5 Follow the Standards of Property Appearance

Observe the general standard of appearance of the properties around you. You will not likely find barbecues or old sofas on front porches, flowered sheets or flags curtaining the windows, nor a collection of beer bottles covering the lawn on a Saturday morning. Making these basic adaptations to neighbourhood standards will go a long way to creating good community relations. Remember the dictionary definition of neighbourly is 'friendly, amicable'.

Let us save you some money!

We don't want to see you waste money on these fines, so educate yourself today.



noise complaint



public intoxication



under-age drinking



open beverage

TIPS FOR PERMANENT RESIDENTS WHO HAVE STUDENT NEIGHBOURS

1 Get to Know Your Student Neighbours

One of the biggest drawbacks of high turnover rental properties is that people never get to know faces or names. Should problems arise, this makes solving them far more difficult. Make an effort to establish initial positive contacts with new student neighbours and be aware of your rights and of people you can call to help you solve problems. Get to know who your student neighbours are at the very beginning of the year. Go over and introduce yourselves early on, before problems arise. Indicate that you welcome them in the neighbourhood, but that you hope that they will maintain the standards of the street. You may ask them if they have a copy of the bylaws and that you could supply them with one if they don't. Ask for the contact name of at least one resident and if you may have their phone number. Give your phone number to them.

2 Understand your Rights and Responsibilities

As an increasing number of Mount Allison students choose to live off campus. Permanent Sackville residents sometimes watch with anxiety and fear as students occupy houses on their streets. Living together in harmony with student neighbours is a partnership among residents, students and landlords. By informing yourself about the rights and responsibilities of all concerned and by developing some lines of communication, students and their neighbours can get along and indeed benefit from one another.

3 Find out about the Rules and Regulations in your Neighbourhood

Should problems of noise or maintenance occur, you may contact the By-Law Enforcement Officer. The suggested chain of communication ideally, would be to talk to the students first, then the landlord, then the By-law Enforcement Officer or the police. A call to the contact person during a noisy party or the next day should go a long way toward solving the problem.

Sometimes it might be the landlord only with whom you communicate. A non-resident owner has a responsibility to maintain a property at a reasonable standard in keeping with Town by-laws. Not cutting the grass regularly or using a backyard as a catch-all or storage depot is unacceptable. If landlords take on the financial responsibility of a second property, they must also factor in the cost of maintaining that property. Both you and the students should expect responsible in this regard.

For more information visit: www.sackville.com/town-hall/bylaws/

4 Follow the Standards of Property Appearance

Homeowners generally maintain standards of reasonably well-kept properties and lawns, including proper garbage disposal and the absence of unconventional items such as sofas and barbecues on front porches and flags as curtains. The town by-laws respect and protect these standards. But if the standard in your neighbourhood is threatened, there are a number of ways you can seek to work things out in a friendly manner, with the first step being to speak to your neighbours. If a solution proves impossible with the neighbours, then approach the landlord, if necessary and lastly, the police.

For more information visit: www.sackville.com/town-hall/bylaws/

TIPS FOR LANDLORDS OF STUDENTS

Students can represent a different type of tenant than others that landlords might encounter. They tend to occupy a premises for only a year or two; they are very much involved with studies and university activities and thus do not always interact with their neighbours to any great extent. Their lifestyles and time schedules are often quite different from those of the more long term residents of the neighbourhoods they inhabit.

Getting to know each other. Encourage your student tenants to give their phone number to surrounding neighbours, indicating that they want feedback when noise becomes too loud. If you are aware of complaints, you should check periodically with neighbours, asking them to let you know of problems of any kind.

1 Understand your Rights and Responsibilities

Landlords have responsibilities not only to their tenants but also to the neighbours who live near their rental properties. Town by-laws have been created for the good of all Sackville residents and as non-resident property owners; you are ultimately responsible for what goes on at your rental property. For more information visit: Office of the Rentalsman - www.snb.ca/irent

2 Follow the Standards of Property Appearance

Assuring that the property that you rent is in good condition, both internally and externally, will set a standard for students to maintain. Make it clear in your lease the things you expect from your tenants in order to keep the property up to the standard of the neighbourhood, i.e. regular garbage disposal, no barbecues, sofas, or excess possessions on front porches, standard window coverings (supplying inexpensive blinds as fixtures will do much for the looks of properties and win points with neighbours).

For more information visit: www.sackville.com/town-hall/bylaws/

3 Educate yourself on tenant parties

The questions of loud music and late parties is another important issue that landlords need to consider. You probably won't want to hear it first from the authorities that there are continual disturbances at your rental site, nor will you wish to be called at 3 a.m. by a disgruntled neighbour. Make it clear in your lease that noise that can be heard outside the house is unacceptable, as are bottle coverings.

On all of these issues, keep in mind the Golden Rule of respect for others and consider how much you appreciate the quiet and tidy neighbourhoods you yourself live in.