

SUPPORTING INDIVIDUALS
AND OUR COMMUNITY BY
PROVIDING QUALITY LEGAL
SERVICES.

Northwest Community Legal Clinic

MAY 2018

Renewal of Ontario Energy Support Program (OESP) Applications

Fay Moore, CLW, Kenora

The Ontario Energy Board is reminding residents to renew their OESP application to ensure the monthly energy credit will continue to be applied to energy bills. The program provides a credit of \$45-\$75 on monthly electricity bills, depending on household income and the number of people living in the home. Those who rely on electricity for heat, who rely on certain medical devices that increase monthly electricity costs and

Indigenous residents, qualify for a higher amount of credit.

The program requires every applicant to renew their eligibility every two years (unless you are over the age of 65 or receive Canada Pension Plan Disability benefits, you will only have to renew every five years). The renewal process can take up to six weeks, so it is important to re-apply early. You can renew your application anytime. There are three ways to renew your application:

1. Online at www.ontarioelectricitysupport.ca

2. By calling 1-855-831-8151 (during office hours) to request a paper application

3. Visit the Kenora District Services Board or Rainy River District Social Services Administration Board

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Celebrating a 10 year Milestone

Rebekka DeCorte, 211 Data Editor/Support Staff, Atikokan

211 Ontario North is celebrating its 10th anniversary as the one-stop referral line for social services in Northern Ontario.

More than 30,000 people call 211 Ontario North each year, said the Lakehead Social Planning Council's Director of Services, Marie Klassen, and more than six million people have accessed its web site since the service was established on Feb. 11, 2008.

Last year alone (2016-17), 211 Ontario made 253,522 referrals to community and social services. An example of 211 service....

Prosthetics for a senior in need: A 79-year-old man called 211 looking for financial help to be able to purchase much-needed prosthetics. He relied entirely on Old Age Security and the Canada Pension Plan for income. 211 was able to connect him, and advocate on his behalf, to the War Amps, St. Vincent de Paul, Lions Club and the Ministry of Health and Long-Term Care's Assistive Devices Program (ADP). In the end, all four organizations came together and covered his prosthetics in full. The man was extremely grateful to 211 for our help, and said he would not hesitate to call back if he ever needed further assistance.

Visit www.211north.ca or call 2-1-1 for more information



Advocacy North-Press Release



Jo-Anne Boulding , ED, Lake Country Community Legal Clinic

Northern Ontario's Community legal clinics band together to expand legal services for low-income people
Advocacy North to empower Northern communities

Sault St. Marie, Baawitigong, Ontario, April 23, 2018: For decades, community legal clinics across Northern Ontario have been providing free legal services and empowering their communities to push for change. They have traditionally offered legal services in housing rights, income maintenance and compensating victims of crime. Now, the clinics are joining forces to expand their services in employment law, injured workers law, and elder/senior law. This collaborative project is called Advocacy North.

This week, legal clinic staff are coming together in Sault St. Marie to formally kick off the project as part of a regional training event. After years of hard work and collaboration, the dedicated group of clinic directors and board members that created the project are excited to see it take flight. Trudy McCormick, Executive Director of the Northwest Community Legal Clinic, says she hopes to see “additional legal services and community supports available in our communities throughout Northern Ontario that are beyond what each Northern clinic could provide without the Advocacy North project.”

The six Advocacy North staff have been placed in community legal clinics across Northern Ontario. In fact, the new employment caseworker, Riley

Miller, is being hosted by the Algoma Community Legal Clinic here in Sault St. Marie. These mobile staff have been travelling throughout Northern Ontario since November 2017 to hear from communities about the biggest challenges they face and how they could work with legal clinics.

While the Advocacy North legal team will take on some individual cases, they will also help communities to work together to confront the unique social issues facing Northern Ontario residents who are living in poverty. Two of their staff are dedicated solely to strengthening communities and helping community members challenge the status quo.

This project stemmed from a [2015 needs assessment](#) that found low-income communities across Northern Ontario need a wider variety of legal services and more ways to have their voices heard. Rather than individual clinics vying for the limited funds available, the clinics developed the idea of sharing staff across Northern Ontario to train and support existing staff and increase their ability to work together. Collaboration is a cornerstone of the legal clinic system, “Together, we can achieve more for our clients and communities”, continued McCormick.

Monique Woolnough, project manager at Advocacy North said, “The Advocacy North staff embodies the best qualities of the community legal clinic movement. They are committed to justice for people living in poverty, and working with them

to make changes to the systems that affect their lives on a day-to-day basis.”

Anyone wishing to connect with the Advocacy North staff can do so by contacting their [local community legal clinic](#).

The Advocacy North project is funded by Legal Aid Ontario.

About Northern Ontario's Community Legal Clinics:

There are 11 legal clinics serving Northern Ontario. They are:

Algoma Community Legal Clinic, Sault St. Marie
Elliot Lake & North Shore Community Legal Clinic, Elliot Lake
Clinique Juridique Communautaire Grand-Nord, Kapuskasing
Keewaytinok Native Legal Services, Moosonee
Kinna-aweya Legal Clinic, Thunder Bay
Lake Country Community Legal Clinic, Bracebridge
Manitoulin Legal Clinic, Little Current
Nipissing Community Legal Clinic, North Bay
Northwest Community Legal Clinic, Fort Frances
Sudbury Community Legal Clinic, Sudbury
Timmins-Temiskaming Community Legal Clinic, Timmins

Each is a non-profit legal centre, governed by an independent board of directors representative of the community it serves. Clinics employ lawyers, legal workers, paralegals and administrative staff to provide legal information, advice and representation and support community development and organizing.



Northwest Community Legal Clinic Membership Notice

If you are a NwCLC member, your membership will be automatically renewed annually unless you advise us otherwise. If you would like to cancel your membership please call one of our 3 locations listed below.

Fort Frances 807-274-5327
Atikokan 807-597-2811
Kenora 807-468-8888

Ontario Provincial Elections-Thursday June 7, 2018 9am-9pm

Yvonne Treffers, CLW, Atikokan

On June 7, 2018 Ontario residents will be heading to the polls to elect the provincial government for the next four years.

[The Elections Ontario website](#) allows you to check if you are already registered to vote. If not, you can register or update your information on the website.

You can also call for assistance at 1-888-668-8683.

If your name and address are on the provincial voters list, you will receive a Voter Information Card in the mail before election day. The card will include all

the necessary information about your voting location. You will need to bring the card with you when you cast your ballot as well as a piece of identification that has your name on it in order to vote.

If you don't receive the Voter Information Card in the mail, you can find out where to vote by contacting Elections Ontario. You can still cast a ballot on June 7 if you don't receive the card by bringing one piece of ID that has both your name and your residential address on

it. Acceptable forms of ID include an Ontario driver's licence, an Ontario photo card, a utility bill, a bank statement or a T4 slip.

If you are not available to vote on election day, you can cast your ballot ahead of time. Your Voter Information Card will have the information you need for advanced voting locations. Advance poll locations and times will also be listed on the Elections Ontario website closer to election day.

Standard Lease for Ontario Landlords and Tenants

CLEO

Starting April 30, 2018, most residential landlords and tenants in Ontario will have to use the government's new standard lease.

Who must use it ?

Most landlords and tenants will have to use the standard lease. But this does **not** apply to:

- places rented for a business
- public or subsidized housing
- mobile homes or land lease homes
- housing co-ops
- subletting
- care homes, for example, retirement homes

Landlords and tenants must use the standard lease for rental agreements that are signed **on or after April 30, 2018**.

The standard lease form is on the Ministry of Housing website. There's a version that people can print out and fill in, and another version to fill in on a computer and then print.

Both the tenant and landlord must sign the lease no later than the day the tenant is supposed to move in.

And the landlord must give the tenant a copy within **21 days** after the tenant signs it and gives it to the landlord.

Can the form be changed?

Landlords and tenants can only fill in blanks and checkboxes. They can't change or cross out any parts of the standard lease form.

But they can add terms, as long as the terms don't go against the law or anything that's in the form. There's more information about additional terms below.

If a landlord does not use the standard lease:

If a tenant has rented a place without a standard lease, they can write to the landlord and ask them for a standard lease to sign.

The first time the tenant makes this written request, the law gives them certain rights.

Holding back rent

Once the tenant asks in writing, the landlord has **21 days** to give them a standard lease to sign.

If the landlord does not do this, the tenant can hold back up to one month's rent. They can only hold back rent payments that come due **after the 21 days** have passed.

The tenant must pay back this rent if the landlord gives them a standard lease to sign **within 30 days** from when the rent was due. If the landlord does not do this within 30 days, the tenant can keep the rent.

Moving out early

There's another right a tenant gets the first time they ask in writing for a standard lease.



**Supporting individuals and our community
by providing quality legal services.**

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www.NorthwestCommunityLegalClinic.ca

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Office Closures

Monday May 21, 2018 —Victoria Day
Monday July 2, 2018—Canada Day
Monday August 6, 2018—Civic Holiday
Monday September 3, 2018—Labour Day

Sub-Offices

Red Lake - May 2
June 6
July 4

Ear Falls - May 3
June 7
July 5

Standard Lease for Ontario Landlords and Tenants Cont'd

If they originally agreed to a fixed term, such as a year, they don't have to stay for the whole term. They can move out by giving 60 days' notice as if they had a month-to-month tenancy.

Before the tenant can give this notice, the landlord has **21 days to reply** to the written request.

If the landlord replies by giving them a standard lease, the tenant can choose not to sign it and can give the 60 days' notice. They must give the notice **within 30 days** after the landlord gives them the lease.

If the tenant does **not** want to move out, they can sign the standard lease or do nothing. Doing nothing means that they stay with the agreement they made origi-

nally with the landlord.
Checking the additional terms

Tenants need to read the "Additional Terms" section carefully to understand what they're agreeing to. The additional terms will be on separate pages, attached to the standard lease form.

There's no limit on how many terms can be added. Some landlords might have several pages of additional terms. Tenants can suggest terms too, but the landlord has to agree to add them.

Additional terms have to be in plain language and clearly explain what someone can, can't, or must do.

Additional terms are not valid if they go against any of the standard terms.

Terms are also not valid if they conflict with the law, for example, if they say that the tenant:

- can't have pets
- can't have roommates or guests
- has to pay for repairs

If an additional term is not valid, it means the landlord and tenant can't make each other follow it, even if they both signed the lease.

But sometimes it may not be clear whether a term is valid until the Landlord and Tenant Board makes a decision about it.

- If a tenant is not sure what to do, they can contact a community legal clinic or talk to a lawyer.

DISCLAIMER: *These articles provide information only and are not to be considered as legal advice. Content reflects the laws that were current at the time of publication and the law may have since changed. Consult your community legal clinic or legal representative for legal advice on your specific situation.*



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