

3 Renting Accommodations



1. What are some freedoms that come with living on your own?

2. What are some financial responsibilities that come with living on your own?

3. What issues not related to money might you have to deal with when you live on your own?



Tech Tip: Research Accommodations

In the past, most people used newspaper ads to look for a place to rent. Sometimes, people who had a place to rent would post a sign in the window of the building. Today, many people search the Internet for a place to rent.

1. Go to the search engine of your choice.
 - Type "rent" and the name of your town/city. In most instances, this will give you a number of websites to choose from.
 - If you live in a small community, you may need to enter the name of the closest city.
 - Select a website and begin your search.

Name of town/city: _____

Websites used:

2. Some websites will allow you to do an advanced search. Narrow your search according to the price, the location, the number of bedrooms, or any other criteria that are important to you. Some criteria I will consider:

- _____
- _____
- _____

3. Save the information for those places that interest you. Write down several questions you might want to ask the owner.

- 4.** You may wish to walk or drive by each place that interests you. This will allow you to look at the neighbourhood and the condition of the building. Take your time. Make a list of 3 places that you would consider renting.

Possible Places	Reason
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	<hr/> <hr/>
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- 5.** When you are actually in the market for a place to rent, set up appointments to view places that meet all of your criteria.
- Take a friend or family member with you. Two or three people can notice more than you can by yourself.
 - Ask the advice of people who have experience with renting or with living on their own.

I would like _____ and _____ to come with me to view apartments because

- 6.** Do not agree to rent if you feel pressured or if you get a negative feeling from the people you are dealing with. Renting an apartment is like buying a used car. There will always be another one to choose from.

3.1 What's Available?

Focus: research, rental prices, percent

Warm Up	
1. Someone who earns \$15 per hour earns \$ _____ in a 30-hour work week.	2. Someone who earns \$15 per hour earns \$ _____ in a 40-hour work week.
3. What is 25% of the amount in #1?	4. What is 30% of the amount in #2?
5. Double the following amounts. a) \$600 _____ b) \$745 _____ c) \$890 _____	6. Complete the following. a) 300 is _____% of 1000. b) 400 is _____% of 1600. c) _____ is 20% of 2000.
7. Someone with a net income of \$720 per week earns \$ _____ in a 4-pay month.	8. Someone with a net income of \$720 per week earns \$ _____ in a 5-pay month.

What Are Your Choices?

- There are many types of places to rent.
 - Check off the types that might be available in your community.
 - Check your local newspapers or brainstorm to add any types that are missing.

- | | |
|--|--|
| <input type="checkbox"/> detached house | <input type="checkbox"/> semi-detached house |
| <input type="checkbox"/> high-rise apartment | <input type="checkbox"/> basement apartment |
| <input type="checkbox"/> condominium | <input type="checkbox"/> room in a home |
| <input type="checkbox"/> _____ | <input type="checkbox"/> _____ |
| <input type="checkbox"/> _____ | <input type="checkbox"/> _____ |
| <input type="checkbox"/> _____ | <input type="checkbox"/> _____ |
| <input type="checkbox"/> _____ | <input type="checkbox"/> _____ |
| <input type="checkbox"/> _____ | <input type="checkbox"/> _____ |

2. a) Often, people choose where to live based on their current needs. These needs can change throughout life. Check the boxes that are important to you when choosing a place to live now.

- | | |
|--|--|
| <input type="checkbox"/> close to schools | <input type="checkbox"/> close to a college |
| <input type="checkbox"/> 1 bedroom | <input type="checkbox"/> 2 bedrooms |
| <input type="checkbox"/> close to work | <input type="checkbox"/> close to shopping |
| <input type="checkbox"/> close to public transit | <input type="checkbox"/> parking available |
| <input type="checkbox"/> close to a highway | <input type="checkbox"/> close to main roads |
| <input type="checkbox"/> close to downtown | <input type="checkbox"/> close to parks |
| <input type="checkbox"/> close to family | <input type="checkbox"/> close to friends |
| <input type="checkbox"/> in the city | <input type="checkbox"/> on a quiet street |
| <input type="checkbox"/> _____ | <input type="checkbox"/> _____ |

b) What streets or neighbourhoods in your community would best suit your choices from part a)?

c) What life events could make you re-evaluate your choices from parts a) and b)?

3. a) Describe your dream place. Include things that are important to you, such as the size of your room or being close to stores or friends.

b) Which of the things in part a) are the most important to you? Explain your answer.

- Some financial planners suggest that monthly rent should not be greater than your net weekly income.
4. For a 4-pay month, monthly rent should not be greater than ____% of your net monthly income.
 5. a) To be able to afford \$600 in monthly rent, you would need to earn _____ net per week.
 - b) If you work 40 hours per week, you would need a job that pays you _____ per hour.
 - c) If you work 30 hours per week, you would need a job that pays _____ per hour.
 - d) Complete the chart.

Monthly Rent	Weekly Earnings Needed	Wage Needed If Working 40 Hours Per Week	Wage Needed If Working 30 Hours Per Week
\$500			
\$800			
\$1000			

- e) State 2 ways in which someone who does not earn \$600 per week could afford a place that costs \$600 per month.
- _____
- _____



6. a) Jacob earns \$800 net per week. What is his net monthly income in a 4-pay month?
 - b) Jacob lives alone in a 1-bedroom apartment. His monthly rent is \$700. What percent of his net monthly income is spent on rent? Assume a 4-pay month.

- 7. a)** Simone earns \$800 net per week. What is her net monthly income in a 4-pay month?
- b)** Simone lives alone in a 2-bedroom townhouse. Her monthly rent is \$950. What percent of her net monthly income is spent on rent? Assume a 4-pay month.
- c)** What could Simone do to make her monthly rent more affordable?

- 8. a)** Joey and Michel share a 2-bedroom basement apartment. The monthly rent is \$900. What fraction of the monthly rent must each pay? Explain your thinking.



- b)** Calculate the amount of rent each boy must pay, based on your answer for part a).
- c)** Joey makes \$12.75 per hour. He works 35 hours per week. What is his gross income?
- d)** After deductions, Joey gets to keep 90% of his weekly gross income. What is his net weekly income?
- e)** What is Joey's net monthly income? Assume a 4-pay month.
- f)** What percent of Joey's net monthly income is spent on rent?
- g)** Explain why having a roommate can help make a place to live more affordable.

9. Dinara and Sharon rent a 2-bedroom house. Dinara earns \$500 net per week. Sharon earns \$650 net per week. Their monthly rent is \$1200. Each pays \$600 per month in rent.



- a) What percent of Dinara’s monthly net income is spent on rent?
- b) What percent of Sharon’s monthly net income is spent on rent?
- c) Is it fair that each pays \$600 per month in rent? Why or why not?

10. a) What is your current total monthly income? If you do not have a monthly income, use an amount of \$1600. _____

b) Complete the chart.

20% of My Monthly Income	25% of My Monthly Income	30% of My Monthly Income	35% of My Monthly Income	40% of My Monthly Income

c) What is the minimum amount you would consider spending on rent each month? Explain your thinking.

d) What is the maximum amount you would consider spending on rent each month? Explain your thinking.

✓ Check Your Understanding

1. Use a local publication (newspaper, rental magazine) or go to **www.mcgrawhill.ca/books/workplace12** and follow the links to rental accommodation websites.
 - Select 3 places in your community that you would consider renting.
 - Describe each place.
 - Justify your choices based on your answers to #2, #3, and #4.

Choice 1. _____

Choice 2. _____

Choice 3. _____

3.2 Preparing to Move

Focus: proportional reasoning, estimation

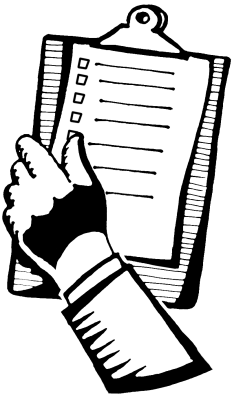
Warm Up	
1. A package of 6 rolls of paper towels costs \$2.29. What is the cost of a single roll? This is also called the unit price.	2. A package of 12 rolls of paper towels costs \$3.99. What is the unit price?
3. Based on #1 and #2, which package is the better buy?	4. The combined tax on most purchases in Ontario is _____% of the total cost.
5. Calculate the tax on the package of paper towels that is the better buy.	6. What is the total cost of the package of paper towels that is the better buy?

Start With a Checklist

- You need to do some planning before you move out on your own.
- Your plan might consist of a checklist of things to do or to buy before, during, or after moving.
- You will also need to budget for the move so that you can pay for moving expenses.

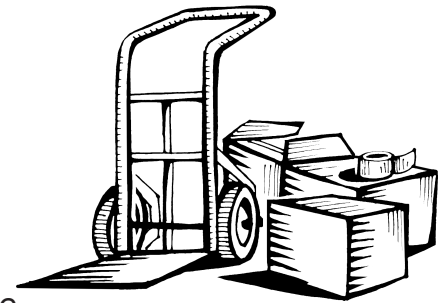
1. a) If you currently live with your family, start by listing the items you could take with you if you moved out tomorrow. If you currently live on your own, list the items you had when you first moved out.

- b) Describe 2 ways that having a moving plan can make moving easier.



2. a) Go to www.mcgrawhill.ca/books/workplace12 and follow the links to moving checklists. Select a checklist that you like. Read through the checklist and circle items you might need to plan for before you move. Save an electronic copy of the checklist, or print a copy.

- b)** Some of the items that you selected in part a) may cost money. These could include:
- having Canada Post forward your mail to your new address
 - renting a van to move your furniture
 - having keys cut



Enter these items and their estimated costs in the chart. Estimate the total cost of the items.

Item	Estimated Cost
Total Estimated Cost	

c) Is there a way you could reduce the estimated costs of the items in the chart? Explain.



3. You find the following ad in the local newspaper.
- Use the floor plan of the apartment and the information in the ad to decide what items you will need if you move there.
 - List the items below or write directly on the diagram. Circle the items you already have.
 - Do not include everyday items such as groceries or cosmetics.

Apartments For Rent: \$800 Per Month

Clean, bright, unfurnished, 2-bedroom apartments for rent

- Balcony overlooking a park
- Blinds on all windows and sliding doors
- Plenty of storage space
- Large walk-in closet
- Large bathroom with tub/shower combination, sink, and toilet
- New laminate flooring in all rooms

Rent includes:

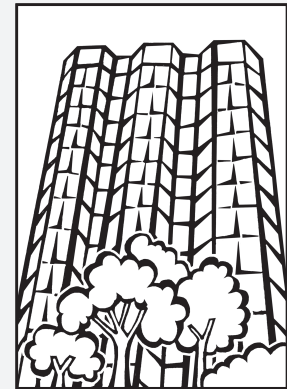
- 2 appliances (refrigerator and stove)
- Utilities (heat, electricity, and water)

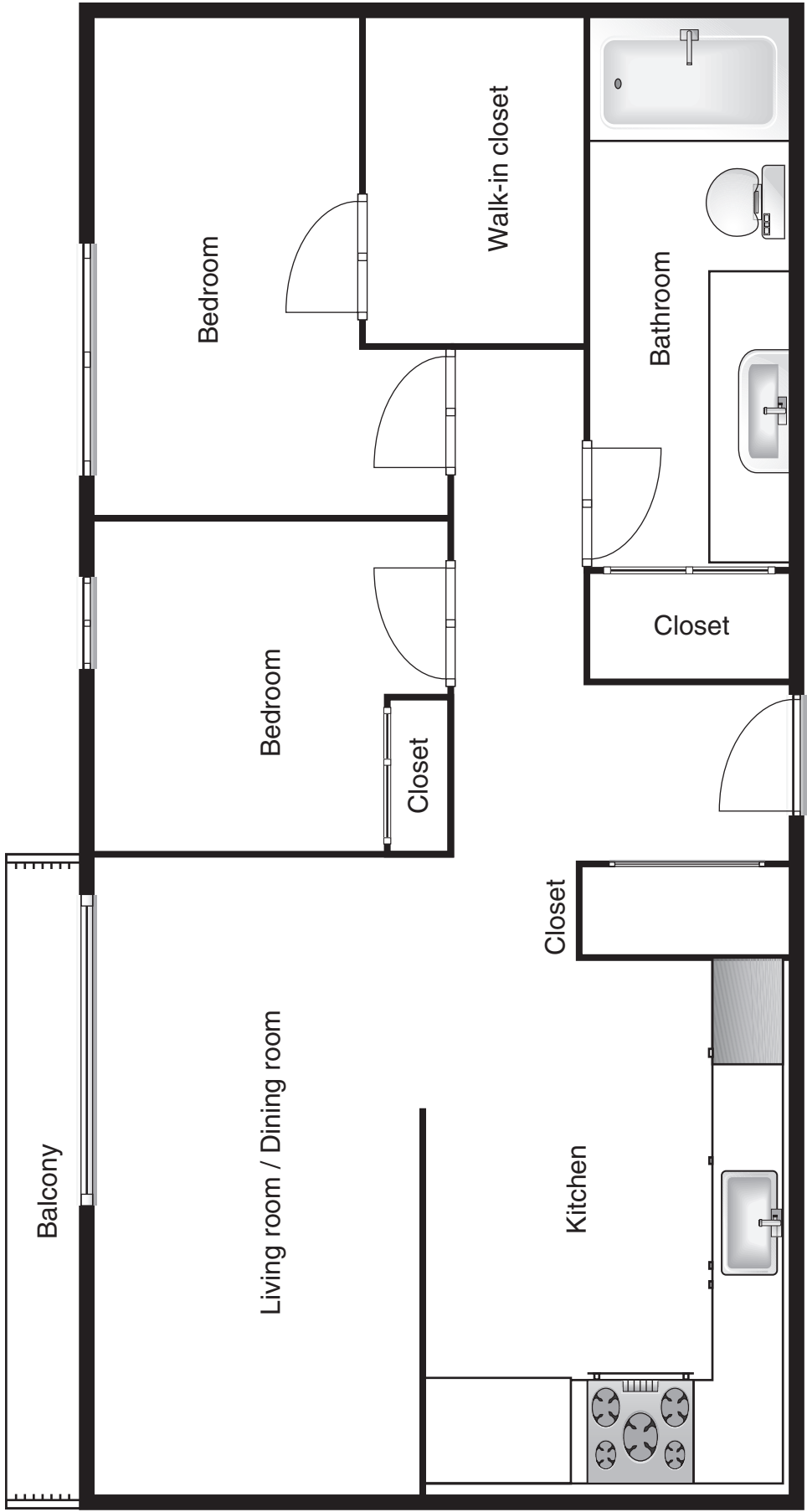
Located at 123 Main Street
Close to schools, shopping,
and public transit

Laundry and gym facilities
in basement of building
Parking available

Pets not allowed

Call (555) 555-6203 for a viewing







- Setting up your first apartment can be expensive.
- You will need to buy everyday items such as personal care items and groceries.
- You will also need kitchen or bathroom items such as cleaning supplies, towels, and pots and pans.
- If you rent an unfurnished apartment, you may also need to buy furniture such as a bed, couch, and chairs.

4. a) Where could you go to buy items to set up your apartment?

b) Browse flyers and websites for the locations you identified in part a). Find 10 kitchen or bathroom items you will need to buy to set up the apartment from #3. Complete the chart with the information you have found.

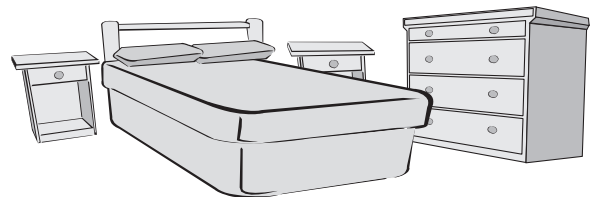
Item	Estimated Cost
Total Estimated Cost	

5. a) If you had a budget of \$1000 to furnish your apartment, what would you buy? Complete the Item and Estimated Cost columns in the chart.



Item	Estimated Cost	Location	Actual Cost
Total Estimated Cost		Total Actual Cost	

b) Research the actual cost of each item from various locations. Decide where you would make your purchases. Complete the Location and Actual Cost columns in the chart.



c) Was your budget of \$1000 enough to purchase all the items you wanted in part a)? _____

d) What are some ways you could get some of the items from part a) that you did not have enough money to buy?

Go to **www.mcgrawhill.ca/books/workplace12** and follow the links to Classified Ads to access several sources of used or free furniture online.



- It may be cheaper to borrow, rent, or buy used items such as furniture when you are setting up your apartment.
 - Items can be borrowed, rented from rental centres, or bought used at a thrift store or through a classified ad.
- 6. a)** Take a second look at the items you chose in #5. Research the cost of renting, borrowing, or buying used from various locations. Complete the chart.

Item	Cost to Buy New	Location	Cost to Borrow, Rent, or Buy Used
Total Cost New		Alternative Cost	

- b)** Calculate how much money you could save by borrowing, renting, or buying these items used.
- 7. a)** What items do you own that you could not store inside the apartment?

b) Where could you store the item(s) listed in part a)?

✓ Check Your Understanding

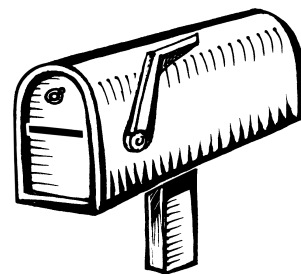
1. State 2 advantages and 2 disadvantages of living on your own.

2. State how you could calculate the monthly rent you would be able to afford.

3. What math skills do you think are an important part of being able to manage living on your own?

4. Create a list of all of the people, businesses, and organizations that you would give a Change of Address notice to.

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Skills Practice 3: Comparing Rental Prices**Fields Rental Properties**

Best prices around!
Two-bedroom apartments starting from \$775/month, plus utilities.
Parking extra.

Harbour Side Apartments

2-bedroom apartments from \$895/month.
Heat, hydro, water, and parking included!

- Compare these two ads.
- Which advertises the lower monthly price?

1. a) What is the rent for the lowest-priced apartment at Harbour Side

Apartments? _____



- b) What is the cost of the following extras at Harbour Side Apartments?

heat _____ water _____

hydro _____ parking _____

- c) What is the total cost of renting the least expensive 2-bedroom apartment at Harbour Side Apartments? _____

2. a) Different companies have different billing schedules for their customers. Leo rents an apartment at Fields Rental Properties. The chart lists his monthly expenses and billing frequency. Complete the chart.

Expense	Billing Frequency	Rounded Amount per Bill	Annual Total Cost	Average Monthly Cost
Hydro	Bi-monthly	\$130		
Heat	Monthly	\$90		
Water	Quarterly	\$220		
Parking	Monthly	\$25		

b) What is the total monthly cost of renting an apartment at Fields Rental Properties? _____

3. a) Which ad appears to advertise the lower monthly price?

b) Which ad actually offers the lower monthly price?

c) Suggest reasons why the place that appears to be less expensive is actually more expensive.

d) Rewrite both ads. Use more accurate wording.

Skills Practice 4: Writing a Cheque for Rent

- There are many ways to pay for things, including writing a cheque.
- A cheque is a substitute for cash.

A Blank Cheque

Name and address: I. M. Wealthy
 123 My Street
 Somewhere, ON

Name of recipient: _____

Cheque number: 175

Date in yyyy-mm-dd: 20150324
Y Y Y Y M M D D

Pay to the Order of _____ | \$ _____
 _____/100 Dollars

Amount of cheque, in numbers: _____

Dollar amount only, in words (write XX if no cents): _____

Signature of issuer: _____

MATH Bank
 3.14 159 2653 5897

Example of a Completed Cheque

The **issuer** is the person who writes the cheque.
 The **recipient** is the person or business who receives the money.

Issuer: J. Consumer
 576 Main Street
 City, Ontario

Cheque number: 134

Date: 20150324
Y Y Y Y M M D D

Pay to the Order of John A. MacDonald | \$ 23.45
Twenty-three _____ 45/100 Dollars

Signature: J. Consumer

MATH Bank
 3.14 159 2653 5897

- Who is the issuer of the completed cheque? _____
 - Who is the recipient of the completed cheque? _____
 - What amount is the cheque for? _____
- Why is the amount on the cheque written in numbers and in words? _____

3. On some cheques, the date is shown in numerical form. For example, yyyy/mm/dd.

The numerical form of a date can have a different order on some cheques. For example, mm/dd/yyyy.

a) What do these letters represent?

b) Write August 19 of this year in yyyy/mm/dd format. _____

c) Write May 8 of this year in yyyy/mm/dd format. _____

4. You want to rent an apartment for \$650 per month.

a) Your first cheque will be for the first and last month's rent. Calculate how much you need to pay and complete the cheque below.

	189																
	<table border="1" style="display: inline-table; border-collapse: collapse;"> <tr> <td style="width: 20px; text-align: center;">2</td> <td style="width: 20px; text-align: center;">0</td> <td style="width: 20px; text-align: center;">□</td> <td style="width: 20px; text-align: center;">□</td> <td style="width: 20px; text-align: center;">□</td> <td style="width: 20px; text-align: center;">□</td> <td style="width: 20px; text-align: center;">□</td> <td style="width: 20px; text-align: center;">□</td> </tr> <tr> <td style="font-size: 8px; text-align: center;">Y</td> <td style="font-size: 8px; text-align: center;">Y</td> <td style="font-size: 8px; text-align: center;">Y</td> <td style="font-size: 8px; text-align: center;">Y</td> <td style="font-size: 8px; text-align: center;">M</td> <td style="font-size: 8px; text-align: center;">M</td> <td style="font-size: 8px; text-align: center;">D</td> <td style="font-size: 8px; text-align: center;">D</td> </tr> </table>	2	0	□	□	□	□	□	□	Y	Y	Y	Y	M	M	D	D
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Y	Y	Y	Y	M	M	D	D										
Pay to the Order of _____	\$ <input style="width: 80px;" type="text"/>																
_____	/100 Dollars																
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b) Write the cheque below for the second month's rent.

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Pay to the Order of _____	\$ <input style="width: 80px;" type="text"/>																
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3.3 Looking for the Better Buy

Focus: unit price, unit conversion, decision making

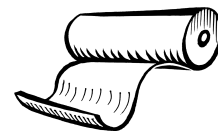
Warm Up	
<p>1. List 3 grocery items sold by weight.</p> <p>a) _____</p> <p>b) _____</p> <p>c) _____</p>	<p>2. List 3 grocery items sold by volume.</p> <p>a) _____</p> <p>b) _____</p> <p>c) _____</p>
<p>3. List 3 items found in a grocery store that are perishable.</p> <p>a) _____</p> <p>b) _____</p> <p>c) _____</p>	<p>4. Solve without using a calculator.</p> <p>a) $750 \div 1000 =$ _____</p> <p>b) $7200 \div 1000 =$ _____</p> <p>c) $250 \div 1000 =$ _____</p>
<p>5. Complete the following unit conversions.</p> <p>a) 1 L = _____ mL</p> <p>b) 1 kg = _____ g</p> <p>c) 500 mL = _____ L</p> <p>d) 100 g = _____ kg</p>	<p>6. Solve without using a calculator.</p> <p>a) $0.355 \times 1000 =$ _____</p> <p>b) $1.89 \times 1000 =$ _____</p> <p>c) $1.14 \times 1000 =$ _____</p> <p>d) $0.473 \times 1000 =$ _____</p>

How to Determine the Better Buy

- Sometimes, you have to stock up on items, especially if this is your first time living on your own. Stock up on the things you use regularly. This can include paper towels, razor blades, soap, toothpaste, and toilet paper.
- Stores have many different choices. How can you tell which one to buy? One way is by using the **unit price**. The unit price represents the cost of a single item in a group, even when a single item cannot be purchased.
- It may be just as effective to estimate total costs and compare.
- Sometimes, money doesn't enter into the decision. It depends on what you want, and why you want it.

Go to pages 45–50 to write the definition for **unit price** in your own words. Provide one example.

- 1.** Ravi's Grocer grocery store sells a roll of paper towels for 79¢. Independent Mart sells 3 rolls for \$2.29.



- a)** Calculate the price of 3 rolls of paper towels at Ravi's Grocer.
- b)** Calculate the unit price of the paper towels at Independent Mart.
- c)** Which calculation do you prefer making, a) or b)? _____
- d)** Would a lower unit price affect what paper towels you bought? Explain. _____

- e)** Would a lower unit price affect where you bought paper towels? Explain. _____

- 2.** You need to buy 4 tires for your car. Dom's Auto sells tires for \$89.99 each. Performance Tire sells 4 tires for \$329.99.

- a)** Calculate the price of 4 tires at Dom's Auto.
- b)** Calculate the unit price of the 4 tires at Performance Tire.
- c)** Which calculation do you prefer making, a) or b)? _____
- d)** Would a lower unit price affect where you bought tires? Explain why. _____

- e)** How could a simple estimate have been used in part a)?
- f)** Estimate the cost of 4 tires at Dom's Auto. _____



How Much Do You Need?

3. A 2-L jar of mayonnaise sells for \$4.49. A 500-mL squeezable plastic bottle of the same brand of mayonnaise costs \$2.79. Each bottle advertises a best-before date approximately 6 months from now.

a) What does the best-before date mean to the retailer?

b) What does the best-before date mean to the consumer?

c) Calculate the unit price, per litre, for each bottle.



2-L jar:

500-mL plastic bottle:

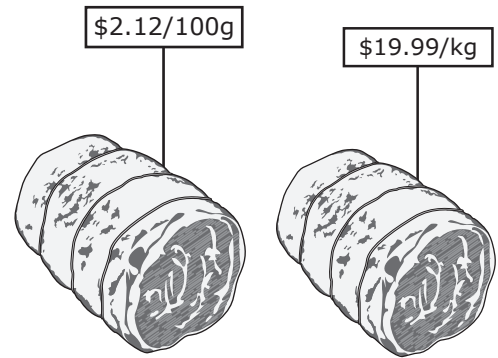
d) Which of the 2 mayonnaise containers gives you more for your money? _____

e) Explain how you might be able to determine the better buy without calculating the price per litre for each bottle.

f) If you planned on buying mayonnaise on your next trip to the grocery store, which bottle would you buy? Explain why.

Use the Easier Unit

4. Two grocery stores advertise in weekly flyers. One sells sandwich meat at \$2.12/100 g. The other sells the same sandwich meat at \$19.99/kg.



- a) Calculate the larger unit. One kilogram equals 1000 grams. Therefore, there are ten 100-g units in each kilogram. Multiply the price advertised by the first store by 10 to get the price per kg.
-

- b) Calculate the smaller unit. Divide the price advertised by the second store by 10 to get the price per 100 g.
-

- c) Which store has the better buy? _____

5. A discount department store sells toilet paper in packages of 45 rolls for \$14.99. A grocery store sells toilet paper at \$6.99 for 12 rolls.

- a) Calculate the price per roll at each store.
- b) What factors other than price might influence your choice of toilet paper?
-
-

✓ Check Your Understanding

1. You need to buy 500 sheets of printer paper. Paper is sold in different quantities. An office supply store sells a package of 250 sheets for 79¢ and a package of 500 sheets for \$1.79. Determine the better buy. Show your calculations.

3.4 Rights and Responsibilities

Focus: research, writing cheques

Warm Up	
1. What date is 14 days after June 23?	2. What date is 60 days after March 15?
3. Which months have 31 days? _____ _____ _____	4. Without using a calculator, determine the following amounts. a) $900 \div 2 =$ _____ b) $900 \div 3 =$ _____ c) $900 \div 4 =$ _____
5. Calculate: a) 10% of \$800 _____ b) 1% of \$800 _____ c) 2% of \$800 _____	6. What is $12 \times \$800$?

Go to pages 45–50 to write definitions for **tenancy agreement**, **lease**, **landlord**, and **tenant** in your own words.

Tenants, Landlords, and Leases

- A **tenancy agreement** is a contract between a landlord and a tenant. It can be oral or written. A written agreement is also called a **lease**.
- The **landlord** provides the rental unit.
- The **tenant** pays rent to the landlord and lives in the rental unit.

Go to pages 112–113. Use **Skills Practice 5: Reading a Lease** to learn about the type of rental agreement tenants often sign.

1. Each statement in the chart on the next page is about the rights and responsibilities of landlords and tenants in Ontario. Record whether you think each statement is true or false.

Statement	True/False
a) Landlords and tenants must have a written lease.	
b) A landlord may charge a deposit for allowing someone to rent a unit.	
c) A landlord can refuse to rent to a person who has a pet.	
d) A landlord can ask a person applying for a rental unit to provide information about income or rental history.	
e) The landlord is responsible for maintaining the unit and ensuring that it is in a good state of repair.	
f) A tenant can withhold rent if the landlord isn't properly maintaining the building.	
g) If the tenant withholds rent, the landlord can give the tenant a notice of termination.	
h) The tenant is responsible for keeping the unit clean, up to the standard that most people consider normal cleanliness.	
i) The tenant is responsible for repairing or paying for any damage to the rental property caused by the tenant, their guests, or another person living in the rental unit.	
j) If a landlord provides heat, the landlord is required to keep the unit to at least 20 °C from September 1 to June 15.	
k) If a landlord provides air conditioning, the landlord is required to keep the unit at no more than 20 °C from June 15 to September 1.	
l) The landlord is required to update a rental unit with renovations like painting before a tenant moves in.	

- 2.** Go to www.mcgrawhill.ca/books/workplace12 and follow the links to the Landlord and Tenant Board. Research the answers for the statements in the chart. Correct any incorrect answers.

- 3. a)** Kendra has found an apartment that she wants to rent. The monthly rent is \$845. When she signs the lease, Kendra is required to pay the first month's rent plus a **deposit** equal to 1 month's rent. Calculate the total she must pay when she signs the lease.

A deposit is often referred to as paying "first and last month's rent."

- b)** Complete the cheque for the amount in part a). Date the cheque for the first day of next month. Make the cheque payable to "ABCDE Incorporated."

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- c)** Complete the cheque for the amount of 1 month's rent. Date the cheque for the first day of the month after the cheque in part b). This is known as a **post-dated cheque**.

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- d)** How much rent will Kendra pay in 1 year? _____
- e)** Kendra wishes to spend no more than 25% of her net income on rent. How much will she need to earn each year to meet her goal?

Go to pages 45–50 to write a definition for **post-dated cheque**.

- 4.** Go to www.mcgrawhill.ca/books/workplace12 and follow the links to the Landlord and Tenant Board. Research information about paying rent in Ontario. Fill in the blanks to complete the statements correctly. The statements are written in everyday English.
- a)** The landlord cannot increase the rent for a new tenant until _____ months after the tenant has moved in.
 - b)** The landlord is allowed to increase the rent once every _____ months.
 - c)** In order for a landlord to increase the rent, the landlord must give a written notice of rent increase to the tenant at least _____ days before the day the rent increase is to start.
 - d)** A landlord gives a notice to a tenant who pays rent monthly and is late with payment. The tenant has _____ days to pay before the landlord can file an application for an order to evict the tenant.
 - e)** A tenant who is persistently late paying monthly rent can be given a _____-day notice of eviction.

✓ Check Your Understanding

- 1.** The Landlord and Tenant Act outlines the rights and responsibilities of landlords and tenants in Ontario. Is there a reason that a landlord could ask tenants who have paid rent and maintained their unit to leave? Explain your answer.

Skills Practice 5: Reading a Lease

A lease is a legal document. There are terms frequently used in the wording of a lease that you should become familiar with.

Lessor: The person or company that owns the rental unit. This is also called the landlord.

Lessee: The person paying for renting the unit. This is also called the tenant.

Parties: The people involved in the rental agreement, that is, the lessor(s) and the lessee(s).

Fixed Term: A set length of time, usually 1 year, for which the lease is in effect.

Rental agreements indicate the terms and conditions for both parties. All parties must agree to the terms and conditions. It is important to read and understand all parts of a lease before signing it.

Sometimes, you will need to translate what you read into English that you understand.

Example

In consideration of the mutual benefits and promises herein, the parties agree that the lessee will rent from the lessor the residential premises located at 427 Main Street, Unit 217.

Translation

I agree to rent 427 Main Street, apartment 217.

Read the statements below. Translate each one into everyday English.

1. A security deposit in the amount of \$100 has been or is to be paid by the lessee to the lessor. (Not to exceed 1 week's rent under weekly agreement; otherwise, 1 month's rent.)

Go to pages 45–50 to write definitions for **lessor**, **lessee**, **parties**, and **fixed term** in your own words.

2. The lessee and any person admitted to the premises by the lessee shall conduct themselves in such a manner as not to interfere with the possession, occupancy, or quiet enjoyment of other lessees.

3. The lessee shall be responsible for the ordinary cleanliness of the interior of the premises and for the repair of damage caused by any wilful or negligent act of the lessee or of any person whom the lessee permits, but not for damage caused by normal wear and tear.

4. When a lessee fails to pay rent in accordance with the rental agreement, the lessor may, on any day following the day the rent was due, serve the lessee with a notice of termination to be effective not earlier than 20 days after the date it is served.

5. A lessee may, within 10 days of being served with a notice of termination, deliver to the lessor all the rent due as of the date, whereupon the notice shall be void.

For examples of full rental agreements, go to **www.mcgrawhill.ca/books/workplace12** and follow the links to rental agreements.



3.5 Some Other Living Expenses

Focus: research, percent

Warm Up	
1. Calculate a) 10% of \$900 _____ b) 1% of \$900 _____ c) 2% of \$900 _____ d) 3% of \$900 _____	2. Add each amount in #1 to \$900. a) _____ b) _____ c) _____ d) _____
3. What is $12 \times \$900$?	4. Calculate 12 times the answer to #2 d).
5. What is 1.03% of 1500?	6. Calculate a 3% increase on \$850.

Rent Increases

Each year, the Ontario government announces the province's rent increase guidelines for the next year.

- This is the maximum amount by which landlords are allowed to increase rent in that year.
- The increase is based on the cost of living.
- A positive rate of change in the cost of living is often called inflation.

1. In the 1970s, the annual rate of inflation was quite high. In 1975, the province set the annual percent rent increase at 8%. Complete the table.

Monthly Rent in 1974 (\$)	Allowable Rent Increase (\$)	Monthly Rent in 1975 (\$)
\$475		

2. In the first decade of this century, the annual inflation rate was quite low. In 2005, the province sent the annual percent rent increase at 1.5%. Complete the table.

Monthly Rent in 2004 (\$)	Allowable Rent Increase (\$)	Monthly Rent in 2005 (\$)
\$860		

3. Go to www.mcgrawhill.ca/books/workplace12 and follow the links to the Landlord and Tenant Board. Research the percent rent increase for this year and the last 2 years.

Year	Percent Rent Increase

4. Three years ago, a 2-bedroom apartment rented for \$970 per month. Use the data from the table in #3 to determine the possible monthly rent for the apartment this year.

Year	Previous Amount of Rent	Percent Rent Increase (%)	Amount of Increase (\$)	Total Monthly Rent
	\$970			

5. If you were a landlord, why would you charge the maximum rate of increase every year? _____

Insurance

Many renters choose to have their belongings insured against damage or theft. The amount of money people pay to the insurance company for insurance coverage is called a **premium**.

Go to pages 45–50 to write a definition for **premium**.

6. Moktar lives alone in a 1-bedroom basement apartment. Last year, the insurance on his belongings was \$242. He could pay the entire premium at once, or in monthly installments.
- Calculate Moktar's monthly insurance premium.
 - This year, Moktar's insurance premium will increase by 5%. Calculate his new monthly insurance premium.

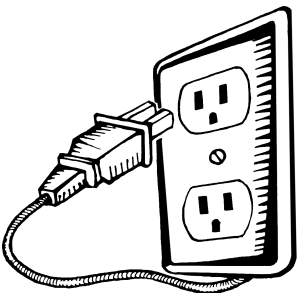
Go to pages 45–50 to write a definition for **utilities**.

Utilities

Some rental units have certain expenses included with the rent. Water, electricity, and heating are often referred to as **utilities**. Some tenancy agreements require the tenant to pay for utilities.

7. a) Bianca and Sarah rent a semi-detached house. They pay for utilities as well as rent. Complete the chart to determine their estimated annual cost for utilities.

Item	Billing Frequency	Average Amount Billed	Estimated Annual Cost
Natural gas	Monthly	\$118	
Electricity	Bi-monthly	\$140	
Water	Quarterly	\$120	
Estimated Total Annual Cost			



- b) A news report claimed that utility costs would rise by an average of 10% next year. Estimate how much Bianca and Sarah can expect to pay for utilities next year.

- 8. a)** Christine just moved into a 2-bedroom apartment. She pays \$915 per month in rent. The costs of electricity, heat, and water are included. How much did Christine pay for first and last months' rent? _____
- b)** How much will Christine spend on rent in one year?

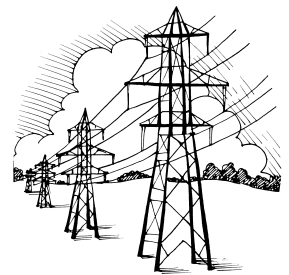
- c)** What other expenses might Christine have to pay for?

- d)** Christine keeps her apartment set to 27 °C during the winter because she says that she doesn't have to pay for heating. Is she right about not paying for heating? Explain. _____

✓ Check Your Understanding

- 1.** What is meant by "annual percent increase in rent?"

- 2.** List 2 things a tenant can do to lower the cost of heating, electricity, and water.
Heating: _____
Electricity: _____
Water: _____
- 3.** If using simple conservation strategies can conserve resources by 15%, how much could a couple who spend \$3000 annually on utilities save in 1 year?





Tech Tip: Adding Percent to a Number

Often, you will need to add a percent to a number.

- This is done to calculate the tax on a purchase.
- This can also be done to determine the amount of rent increase for your apartment.

Percent means “for each 100.”

Example

Johanna wants to buy a CD for \$17.99. What is the total cost of the CD, including 13% tax?

Solution

Method 1

Use the $\%$ key.

$$\text{C } 17.99 + 13 \% = 20.3287$$

Round your answer to the nearest cent

The total cost of Johanna’s CD is \$20.33.

Note: The method above will work with many calculators. If you have a scientific calculator, experiment to find out how the $\%$ key works.

Method 2

Multiply the cost by 1 plus the percent shown as a decimal.

$$\text{C } 17.99 \times 1.13 = 20.3287$$

Round your answer to the nearest cent

The total cost of Johanna’s CD is \$20.33.

- 1.** The monthly rent for Theeben's apartment is \$625. His landlord tells him that next year, the monthly rent will increase by 6%.
 - a)** Calculate Theeben's new monthly rent using Method 1.

 - b)** Calculate Theeben's new monthly rent using Method 2.

 - c)** Which method do you prefer to use? Why?

- 2.** Hakim works 40 hours per week and currently earns \$10.25 per hour at his job. His supervisor tells him that next month, he will receive a 7% pay increase.
 - a)** Calculate Hakim's new hourly pay.

 - b)** How much will Hakim earn per month after the increase? Assume a 4-pay month.

- 3.** Niko's monthly car insurance premium is \$165, and will increase by 10% next year. How much will he pay per month next year?

- 4.** Natasha works as a server in a restaurant. Last week she earned \$460 in wages. Natasha enjoys working with people and often gets large tips. Last week, she received an amount equal to 80% of her wages in tips. How much did she bring in last week?

Skills Practice 6: Reading a Utility Bill

Select Hydro Company

P.O. Box 1234, Capital, Ontario
Electricity Bill

Billing Period from May 12, 20__, to
July 12, 20__

Your Electricity Charges

Energy Charge	2580.3 kWh @ 0.033	\$85.15
Provincial Benefit		\$32.75
Delivery		\$48.88
Regulatory Charges		\$6.52
Debt Retirement Charge		\$6.88

Total Electricity Charges	\$180.18
GST	\$9.01

Sub Total	\$189.19
Prior Balance	\$5.00

Total Amount You Owe \$194.19

Payment Due on August 28, 20__

Your Electricity Usage for this Period

Meter Number	Days	Start Reading	End Reading	Usage
2546719	60	27363	28365	1002.5

JOE CONSUMER

Account #: 714033-002-5050

Service Address:

14 CITY CIRCLE, CAPITAL, ON

Date Your Bill Was Prepared:

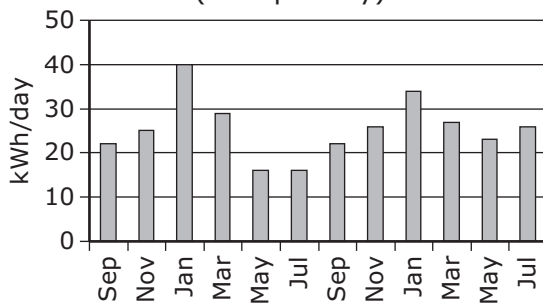
July 28, 20__

Thank You For Your Payment:

\$187.90

CONSERVATION TIP: Turn off lights, computers, and appliances when you are not using them.

Your Historical Electricity Usage
(kWh per day)



There is a lot more information on a utility bill than how much you owe! You can use information about historical usage, conservation tips, and rates to help you save money on utilities.

1. a) What are the beginning and end dates of the billing period?

beginning date _____

end date _____



b) A bill with the frequency in a) is referred to as a _____ expense.

c) How many times per year will this customer be billed? _____

d) On what date is payment due? _____

2. What is the customer's account number? _____

3. a) What is the unit price of 1 kilowatt hour (kWh)?

b) What is the average number of kilowatt hours used per day in this billing period?

c) How many kilowatt hours of electricity would this customer use in a 4-month period? Assume that their consumption remains the same.

d) How much would this customer spend on electricity consumption in the 4-month period in part c)?

4. Read the box titled Conservation Tip. Suggest 3 other ways of using less electricity.

Chapter 3 Review

- Name 2 types of living accommodations that can be rented.

- To be able to afford \$800 in monthly rent, you would need to earn _____ per week. If you worked 40 hours per week, you would need a job that paid _____ per hour.
 - If you worked 30 hours per week, you would need a job that paid _____ per hour.
 - How else could you afford to pay \$800 in monthly rent?

- Rhadika earns \$600 per week and lives alone in a 1-bedroom apartment. Her monthly rent is \$550. What percent of her month's income is spent on rent? Assume a 4-pay month.

- Reid earns \$14 per hour and works 44 hours per week. If he does not want to spend more than 30% of his income on rent, what is the maximum monthly rent that he can afford? Assume a 4-pay month.

- Kelsey has just rented an apartment from Rental Properties Inc. The monthly rent will be \$885. When she signs the lease, Kelsey must write a cheque for first and last months' rent. Calculate this amount.
 - Write a cheque for the amount in part a).

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6. Name 4 expenses, other than rent, that a renter may have.

7. The province of Ontario set the most recent annual percent rent increase at _____%. Suppose the percent rent increase remains the same next year. This year, an apartment has a monthly rent of \$945. What will the cost of rent be for the same apartment next year?
8. The Smiths rent a semi-detached house for \$1120 per month. They pay for utilities as well as rent.
- a) How much will the Smiths pay in rent in 1 year?
- b) Determine the estimated annual cost of some of their other expenses based on the following information.

Item	Billing Frequency	Average Amount Billed	Estimated Annual Cost
Natural gas	Monthly	\$140	
Electricity	Bi-monthly	\$190	
Water	Quarterly	\$160	
Estimated Total Annual Cost			

- c) An economist predicts that utility costs could rise by 15% next year. How much can the Smiths expect to pay for utilities next year?
9. a) Toilet paper is on sale for 24 rolls for \$4.99 at one store. Another store sells 4 rolls of toilet paper for \$1.49. What is the unit price for each buy?
- 24 rolls: _____ 4 rolls: _____
- b) Which toilet paper would you buy? Why? _____

Chapter 3 Practice Test

1. Name 2 types of places, other than an apartment, that can be rented.

2. **a)** To be able to afford \$900 in monthly rent, you would need to earn _____ per week.
b) If you worked 40 hours per week, you would need a job that paid you _____ per hour.
c) Give an example of the types of places in your community that could be rented for \$900 per month.

3. Hunter earns \$750 net per week. He lives alone in a 1-bedroom apartment. The monthly rent is \$785. What percent of his monthly net income is spent on rent? Assume a 4-pay month.
4. **a)** Yasmine earns \$11.75 per hour and works 35 hours per week. She has a young child and feels that she cannot spend more than 30% of her income on rent. What is the maximum monthly rent that she should pay? Assume a 4-pay month.
b) Given your knowledge of the cost of housing in your community, suggest a strategy Yasmine could use to help her afford an apartment.

5. This year, the monthly rent for a condominium is \$1060. If the annual percent rent increase for next year is set at 3.1%, what will be the monthly rent for the condominium next year?

6. a) Orlando has found an apartment he wants to rent. The monthly rent is \$795. When he signs the lease, Orlando must write a cheque for first and last months' rent. Calculate this amount.

- b) Write a cheque to "City Rental Inc." for the amount in part a). Use today's date.

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7. Aimee's apartment is within walking distance of 2 grocery stores. She needs to buy milk, light bulbs, and paper towels.

- a) Complete the chart.

Item	Package and Price	Unit Price
Milk	\$1.99 for 1-L carton	
	\$4.99 for 4 L in bags	
Light Bulbs	\$6.99 for 3	
	\$19.99 for 12	
Paper Towels	99¢ for 2 rolls	
	\$9.99 for 30	

- b) Suggest which purchases Aimee should make. Explain your reasoning.

Task: Leaving Town



- You have just graduated from high school and landed a job in the community nearest you. Circle the community: Niagara Falls, Toronto, Windsor, Ottawa, Sudbury, Thunder Bay.
- Your starting wage will be \$11.40 per hour and you will work 40 hours per week.
- If you decide to take the job, you need to move to that city.

1. Complete the chart. Round your calculations to the nearest dollar.

Weekly Gross Income	Weekly Net Income (Assume 85% of Gross Income)	Monthly Net Income (Assume a 4-Pay Month)

2. What is the maximum amount that you should consider spending for rent? \$ _____

Explain why. _____

3. Use the Internet or a newspaper or magazine and select a rental accommodation. State your choice, and why you selected it.
