

SAULT COLLEGE OF APPLIED ARTS AND TECHNOLOGY

SAULT STE. MARIE, ON

COURSE OUTLINE

COURSE TITLE: LANDLORD AND TENANT

CODE NO: LAW122-5

PROGRAM: LEGAL ASSISTANT DIPLOMA

SEMESTER: _____

AUTHOR: JOHN J. ROSSI

DATE: APRIL 26, 1993

PREVIOUS
OUTLINE DATED: NONE

APPROVED: _____
DEAN

DATE

LANDLORD AND TENANT

TOTAL CREDIT HOURS: 45

PREREQUISITE(S): NONE

I. PHILOSOPHY/GOALS: This course will give the participant a basic understanding of the Law in respect of Landlord and Tenant. After becoming familiar with the general concepts involved in all Landlord and Tenant relationships, the course will focus on some specifics of Commercial Tenancies, followed by Residential Tenancies and Residential Rent Control. A standard Commercial Lease and Offer to Lease will be reviewed as well as a number of forms and documents with respect to Residential Tenancies.

II. COURSE OUTLINE:

OVERVIEW OF THE RELATIONSHIP/COMERCIAL TENANCIES

1. Creation of the relationship
2. Formal requirements for Leases and Agreements
3. Requisites of Leases and Agreements
4. Various Tenancies
5. Rent
6. Recovery of Rent
7. Distress
8. Quiet Enjoyment
9. Landlord's duty to repair
10. Tenant's responsibilities
11. Determination of tenancies
12. Recovery of Possession
13. Renewals and Options
14. Assignment
15. Documentation - Offer to Lease
Commercial Lease

RENTAL OF RESIDENCE

RESIDENTIAL TENANCIES

1. Overview
2. Definitions
3. Rent
4. Maintenance and Repairs
5. Termination at End of Period of Tenancy
6. Early Termination for Cause
7. Notices
8. Obtaining Possession
9. Caretaker's Premises
10. Mobile Home Parks
11. Offences
12. Forms and Documentation

RENT CONTROL

1. History
2. Current

METHOD OF EVALUATION

The final grade will be weighted as follows:

- Mid-term test or assignment 30%
- Final test or assignment 40%
- Attendance/Class participation 30%

A letter grade will be assigned to participants on assignments or tests and as a final grade as follows:

- A+ Consistently Outstanding
- A Outstanding Achievement
- B Consistently Above Average Achievement
- C Satisfactory or Acceptable Achievement in all areas subject to Achievement
- R The student has not achieved the objectives of the course and the course must be repeated