

The community



Preview

Warm up. Look at this section of a lease. What is a lease for? Have you ever signed a lease?

PESTS. Lessee is responsible for maintaining the premises free of pests and shall pay for any desired pest control services.

UTILITIES. Lessee shall pay all utilities, except when noted, upon the subject premises for the entire term of this Lease agreement. Lessee shall cause all utilities to be transferred to his/her name at the beginning of the Lease period. If Lessee shall fail to do so or should Lessee fail to pay any utility, Lessee shall be liable for any and all said charges and in addition shall also be liable to Lessor for a fee in the amount of \$25 for each month or part thereof that this occurs as reimbursement for Lessor's time and expense incurred.

Unit 2 objectives

- Describe a housing emergency.
- Ask for housing repairs.
- Know what to look for in a potential rental.
- Understand tenant rights.
- Understand the Fair Housing Act.
- Act on housing discrimination.



Practical conversations

Model 1 Ask for an emergency repair.

A. Listen and read.

http://jeisee.com/tten/text/download/sound/?id=900&filename=U02_01_p16_A.mp3

A: I've got an emergency in my apartment.

B: What's the problem?

A: There's no heat.

B: I can look at that tomorrow.

A: I'm sorry. But this is urgent.

B: OK. I'll see what I can do.



B. Pronunciation and intonation practice.

http://jeisee.com/tten/text/download/sound/?id=901&filename=U02_02_p16_B.mp3



Vocabulary

Household emergencies



A pipe burst.



The lock is broken.



The window is broken.



There's no heat.



There's no hot water.



There's no air conditioning.

C. Pair work. Ask for an emergency repair.

A: I've got an emergency in my apartment.

B: What's the problem?

A: _____.

B: I can look at that 1.

A: I'm sorry. But this is urgent.

B: 2.

¹this afternoon, next week, etc.

²OK. Just a moment, OK. I'll check it out now, etc.

A. Listen and read.

http://jeisee.com/tten/text/download/sound/?id=903&filename=U02_04_p17_A.mp3
A: Hi, Peter. How's it going?
B: Not great. Our cable's out.
 Is yours out too?
A: I hope not. I'll check and let you know.
B: Thanks.



B. Pronunciation and intonation practice.

http://jeisee.com/tten/text/download/sound/?id=904&filename=U02_05_p17_B.mp3

Vocabulary

Utilities



cable



power



gas



phones

C. Pair work. Tell another tenant in your building about an outage.

A: Hi, _____, _____ 1 _____?
B: _____ 2 _____ out. _____ yours out too?
A: I hope not. I'll check and let you know.
B: _____ 3 _____.

- ¹How are you
- ²Not good, Terrible
- ³Thank you, I appreciate it, etc.

Do it yourself!

A. Pair work. Create a conversation for the tenant and the building manager.

B. Discussion. Have you ever had an emergency in your own house or apartment? What did you do about it?





The present perfect

Form the present perfect with *have* or *has* and a past participle.

She **hasn't paid** the rent yet.

Use the present perfect with *ever*, *never*, *already*, *still*, and *yet* for actions that have happened before now—if the exact time is not stated or not important, as in these examples.

Have you ever signed a lease?

She's *never had* an emergency in her house.

I've *already seen* that apartment.

We **haven't signed** the lease *yet*. They **haven't** either.

Do not use the present perfect when a time is stated. Use the simple past tense for actions that happened at a stated time in the past.

I **signed** it yesterday. (before now—exact time is stated) NOT: ~~I have signed it yesterday.~~

A. Complete the paragraph with the present perfect.

I _____
1. see

thirty apartments in this city! I _____
2. look at

every school and I _____
3. check

the shops and services in every neighborhood where I _____
4. think about

renting an apartment. But I still _____
5. not find

the right one! I _____
6. not be in

a neighborhood that has a good elementary school that my children can walk to, a good selection of inexpensive restaurants, and stores that stay open late. I _____
7. live

in many cities, but now I have to live here, and I _____
8. not have

any luck yet.

B. Complete each sentence with the present perfect or the simple past tense.

- I _____
have seen / saw
 - My husband _____
already notified / has already notified
 - He _____
didn't call / hasn't called
 - The maintenance staff _____
came / has come
 - Our cable _____
was never / has never been
- _____ that apartment on Monday.
- _____ the manager about the hot water.
- _____ me back yet.
- _____ this morning.
- _____ out. _____ yours?
Was / Has

Use the present perfect with *for* or *since* for actions that started in the past and continue in the present.

I've lived here *since* 2002. (I still live here.)

Ms. Drake **has been** our landlord *for ten years*. (She's still our landlord.)

With *for* or *since*, the present perfect continuous has the same meaning as the present perfect.

I've **been living** here *since* 2002 = I've **lived** here *since* 2002.

C. Complete the paragraph about actions that started in the past with *for* or *since*.

Mr. Clark has been a tenant at 33 Riverside Drive _____ April. 1.

But he has lived in New York _____ over ten years. Mr. Clark has 2.

worked at the Starburst Room of the Claremont Hotel _____ 1998. 3.

He has been an executive chef _____ only the last year. 4.

▶ Do it yourself!

A. Complete the housing history form about yourself.



Green Tree Properties _____

Application and Housing History

Your name _____

What is your current address? _____

How long have you lived at that address? _____

Where did you live before that? _____

B. Role play. Role-play a conversation between a rental agent and a tenant applying for an apartment. Use the information in your housing history.

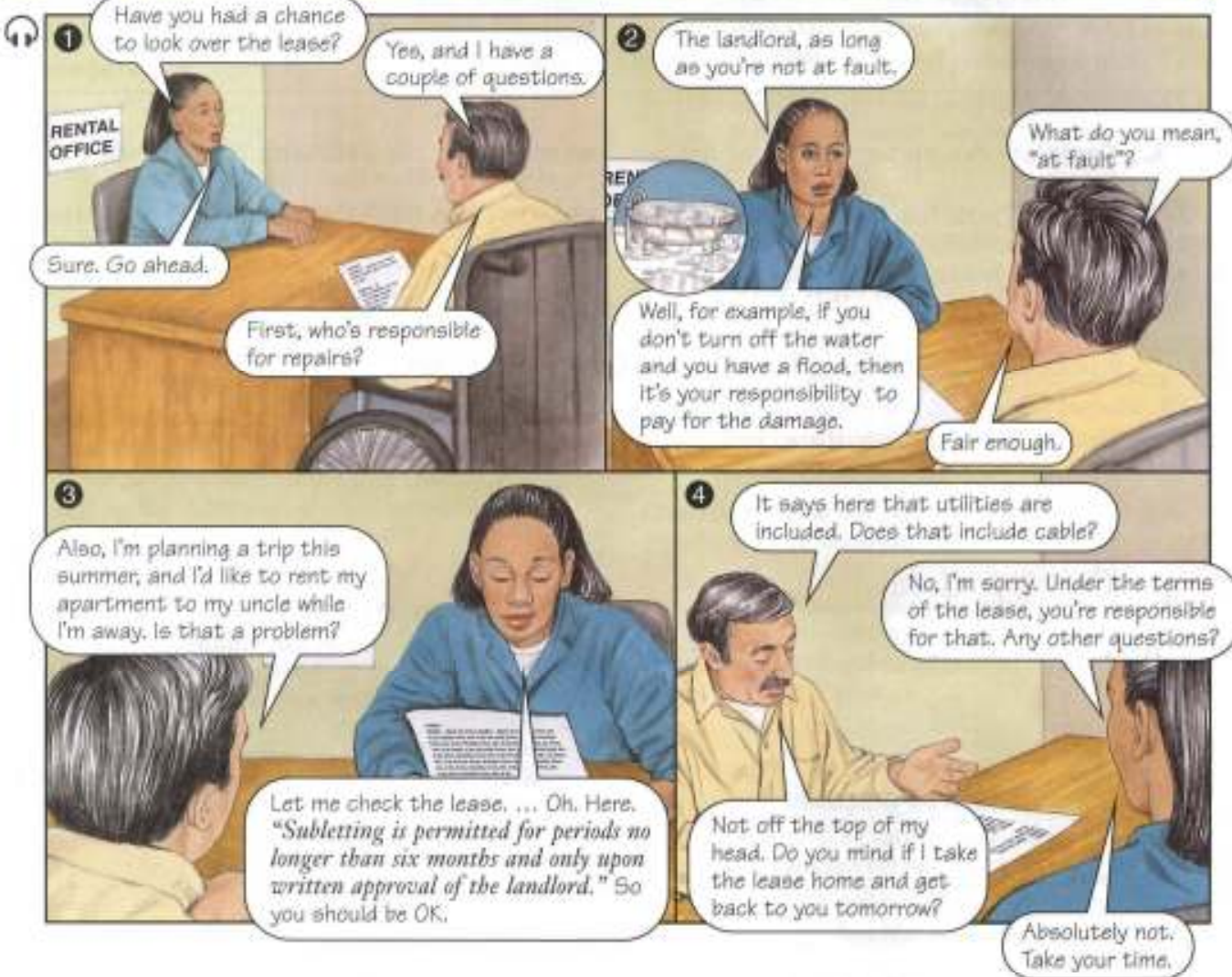
How long have you lived there?



I've lived on 11th Street since 1999.



Renting a house or apartment



A. Read the picture story again. Then check True or False for each statement.

- | | True | False |
|---|--------------------------|--------------------------|
| 1. Landlords are always responsible for repairs. | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. If the tenant breaks a window, the tenant has to pay for the repair. | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Tenants are always permitted to sublet their apartments. | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Tenants can sublet for two years. | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. The man asks for more time. | <input type="checkbox"/> | <input type="checkbox"/> |

B. Listen. Read each response out loud from the text.

C. Vocabulary. Choose one of the words or phrases to complete each sentence.

- _____ is letting another person live in your apartment and pay the rent when you are not there.
Subletting / Leasing
- A _____ is a legal contract between a tenant and a landlord.
utility / lease
- "You are _____ for payment" means you have to pay.
responsible / included
- _____ are basic services that tenants need.
Sublets / Utilities
- A flood or a fire can cause _____.
damage / approval
- When you cause a problem, you are _____.
at fault / fair
- Tenants have to get their landlord's _____ before subletting.
lease / approval

D. Read each question. Underline your response.

- "What's the policy on repairs?"
YOU If you break it, you fix it. YOU Fair enough.
- "Do you know the terms on sublets?"
YOU Only if you're at fault. YOU Not off the top of my head. I'll check.
- "Do you mind if I ask you a few more questions?"
YOU Absolutely not. YOU Is that a problem?

E. Pair work. Take turns reading the items and responses in Exercise D.

▶ Do it yourself!

Write your own response. Then read the conversation out loud with a partner.



If you are at fault for any damage, you'll be responsible for the repair.

YOU _____



I don't know the answer off the top of my head. Can I get back to you on that?

YOU _____



Any other questions about the lease?

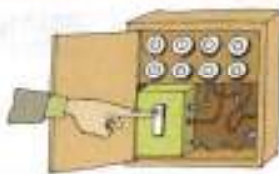
YOU _____



Tips for apartment hunters



a dead-bolt lock



a circuit breaker



a switch



a mouse trap



a bait trap



roaches

A. Listening comprehension. Listen to the radio call-in show about renting an apartment or a house. Take notes on a separate sheet of paper as you listen.

[http://jeisee.com/tten/text/download/sound/?id=908&filename=U02_09_p22_A_\(1\).mp3](http://jeisee.com/tten/text/download/sound/?id=908&filename=U02_09_p22_A_(1).mp3)

[http://jeisee.com/tten/text/download/sound/?id=909&filename=U02_09_p22_A_\(2\).mp3](http://jeisee.com/tten/text/download/sound/?id=909&filename=U02_09_p22_A_(2).mp3)

B. Answer the questions in your own words.

- Who are Jack Mee and Irene from Moline? _____
- What does Irene want to know about? _____
- Jack Mee offers a lot of advice. In your opinion, which piece of advice is most important? _____

C. Pair work. Compare answers with a partner.

D. Which subjects does Jack Mee give tips about? Listen again and then check the boxes.

[http://jeisee.com/tten/text/download/sound/?id=910&filename=U02_10_p22_D_\(1\).mp3](http://jeisee.com/tten/text/download/sound/?id=910&filename=U02_10_p22_D_(1).mp3)


[http://jeisee.com/tten/text/download/sound/?id=912&filename=U02_10_p22_D_\(2\).mp3](http://jeisee.com/tten/text/download/sound/?id=912&filename=U02_10_p22_D_(2).mp3)

- | | |
|---|--|
| 1. <input type="checkbox"/> street lighting | 5. <input type="checkbox"/> electrical wiring |
| 2. <input type="checkbox"/> plumbing | 6. <input type="checkbox"/> pest infestation |
| 3. <input type="checkbox"/> appliances | 7. <input type="checkbox"/> maintenance |
| 4. <input type="checkbox"/> noise | 8. <input type="checkbox"/> laundry facilities |

E. Vocabulary. Match each term in column A with a related term in column B.

- | A | B |
|----------------------------|-------------------------------|
| <u>f</u> 1. security | a. smoke detectors |
| ___ 2. fire code | b. trash |
| ___ 3. electrical wiring | c. bait traps |
| ___ 4. pest infestation | d. fuses and circuit breakers |
| ___ 5. common area neglect | e. burners |
| ___ 6. appliances | f. dead-bolt locks |

F. Complete the self-test about your house or apartment.



	yes	no
1 Do you feel safe in the neighborhood?	<input type="radio"/>	<input type="radio"/>
2 Do you feel safe in your apartment?	<input type="radio"/>	<input type="radio"/>
3 Does your door have dead-bolt locks?	<input type="radio"/>	<input type="radio"/>
4 Do your appliances work?	<input type="radio"/>	<input type="radio"/>
5 Do you have laundry facilities in the building?	<input type="radio"/>	<input type="radio"/>

G. True story. Tell your partner about your neighborhood and your apartment or house. Use your self-test for ideas.

FYI. A good place to look for apartments is this helpful Web site:

http://www.apartments.about.com/library/tools/bl_huntingchecklist.htm

Other places to look for an apartment:

- Ads posted on supermarket bulletin boards
- Real estate agencies
- Classified ads in the local newspaper
- Word of mouth

▶ Do it yourself!

A. Write a list of questions to ask a rental agent or building superintendent about an apartment or a house you are interested in.

Questions
1. <i>Is there a laundry room?</i>
2.
3.
4.

B. Pair work. Use the questions to create a role play between a tenant and a rental agent or building superintendent.



Fair housing and equal opportunity

A. Read about the Fair Housing Act.

The screenshot shows a web browser window titled "The Fair Housing Act". The address bar contains the URL <http://www.hud.gov/offices/Theo/FHLaws/index.cfm>. The main content of the page is as follows:

Fair housing – it's your right

The Fair Housing Act prohibits discrimination in housing because of:

- Race
- National origin
- Sex
- Familial status (including children under the age of eighteen living with parents or legal custodians; pregnant women and people securing custody of children under eighteen)
- Color
- Religion
- Handicap (Disability)

What Is Prohibited?

In the Sale and Rental of Housing: No one may take any of the following actions based on race, color, national origin, religion, sex, familial status, or handicap:

- Refuse to rent or sell housing
- Make housing unavailable
- Set different terms, conditions, or privileges for sale or rental of a dwelling
- Provide different housing services or facilities

B. Vocabulary. Read the definitions. Then complete each sentence with one of the words.

- | | |
|---|--|
| a. an act: a law | f. discrimination: illegally refusing to treat certain people equal to others because of a difference or disability |
| b. a right: a legal permission | g. a complaint: a legal document that says a person has been unlawfully discriminated against |
| c. prohibit: not permit, prevent | h. a dwelling: a place to live—a house or an apartment |
| d. refuse: not give permission | |
| e. disability: a physical or mental condition that makes everyday actions difficult; for example, being hearing impaired | |

- We filed a _____ when the landlord said we couldn't have the apartment because we have two young children.
complaint / discrimination
- It's my _____ to rent an apartment, no matter what my religion is.
act / right
- Although I have a _____, the landlord can't refuse to rent me an apartment.
dwelling / disability
- This apartment lease _____ pets. It has a no-pet policy.
prohibits / permits

C. Critical thinking. Read the case studies. Did the landlord commit a violation?



Chen

1. Warren Chen is blind. He has a specially trained dog that helps him in his daily activities outside of his home. He has an appointment to talk about renting an apartment. When he arrives for the appointment, the landlord says she's sorry, but the apartment has a no-pet policy.



Martin

2. Jolie Martin makes an appointment to see an apartment. When the rental agent learns that she is Haitian, he tells her that the unit is unavailable and that the building is full.



Hasan

3. Mohammad Hasan calls and leaves a message that he would like to see a house that is advertised in the local paper. The office doesn't call him back to make an appointment. Mr. Hasan suspects that the landlord doesn't want to rent to Muslims, so he calls again about the same apartment but leaves another name. The landlord calls back immediately and makes an appointment.



Johnson

4. Marjorie Johnson wants to rent an apartment. When she arrives to see it, the landlord tells her that the apartment is no longer available.



Schwartz

5. Milton Schwartz is a single father with six children. He wants an apartment with three bedrooms. The landlord says he doesn't have an apartment that big.

D. Discussion. Explain your answers in Exercise C to your group or partner. Use the Fair Housing Act on page 24 for support. (To download an official complaint form from the U.S. Department of Housing and Urban Development (HUD), click on www.hud.gov.)

▶ Do it yourself!

A. Discussion. Discuss the questions about housing rights in your home country.

1. Do landlords sometimes discriminate against tenants who want to rent?
2. Are tenants protected by the law?
3. What are some of the ways in which landlords discriminate? For instance, do they discriminate on the basis of language, religion, disability, or other?

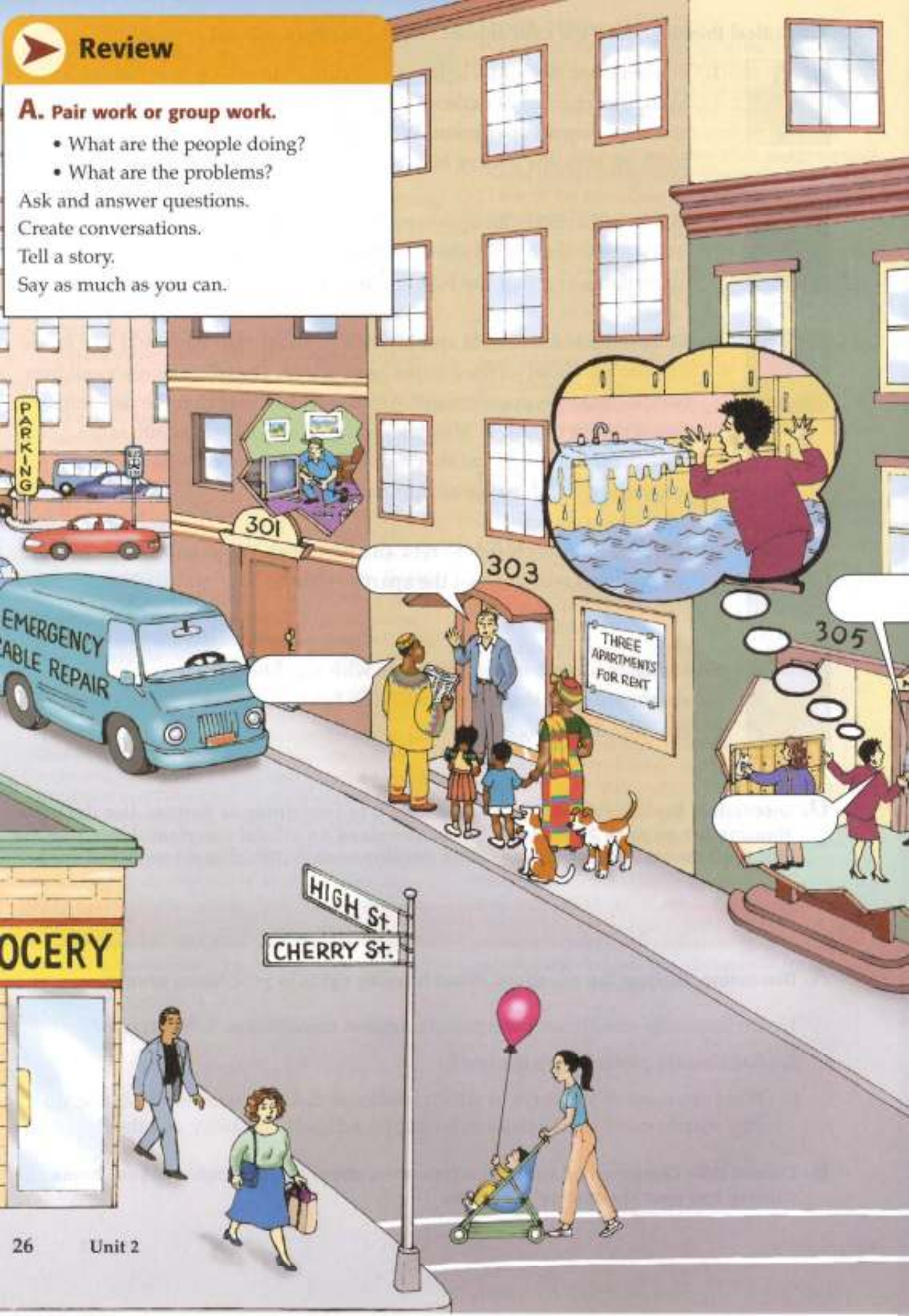
B. Culture talk. Compare and contrast information about housing rights in your home country and your classmates' countries.

Review

A. Pair work or group work.

- What are the people doing?
- What are the problems?

Ask and answer questions.
Create conversations.
Tell a story.
Say as much as you can.



B. Listening comprehension. Listen to the conversations. Then decide what the problems are. Fill in the ovals.

http://jeisee.com/tten/text/download/sound/?id=913&filename=U02_11_p27_B.mp3

- | | |
|---|--|
| 1. <input type="radio"/> a an electrical problem | <input type="radio"/> b a flood |
| 2. <input type="radio"/> a a security problem | <input type="radio"/> b a plumbing problem |
| 3. <input type="radio"/> a a cable outage | <input type="radio"/> b a gas outage |
| 4. <input type="radio"/> a a safety problem | <input type="radio"/> b pest infestation |
| 5. <input type="radio"/> a housing discrimination | <input type="radio"/> b a lease problem |

C. Read each sentence or question. Underline your response.

1. "The cable's out."

YOU But my favorite show is on tonight!

YOU That's a violation of the Fair Housing Act!

2. "Have you checked all the burners?"

YOU Yes, and there's a pest problem.

YOU Yes, the stove is fine.

3. "What are the terms of the lease?"

YOU It's for two years, and it permits sublets.

YOU It's out again.

4. "But how secure is the apartment?"

YOU Well, there's a dead-bolt lock on both doors.

YOU Well, I didn't see any traps or sprays.

5. "Do you think you were discriminated against?"

YOU I'm not sure. I'll call the manager.

YOU I'm not sure. I need to check the Fair Housing Act.

6. "Do you know which utilities are included?"

YOU Not off the top of my head.

YOU Plumbing and electrical problems, I think.

7. "Who's at fault for this water damage?"

YOU It has a no-pet policy.

YOU The tenant.

D. Complete each sentence with the present perfect or the simple present tense.

1. Last year I _____ to rent an apartment in this building.
tried / have tried
2. This morning, the landlord _____ me that I need a new lease.
told / has told
3. I _____ in such a terrible apartment.
never lived / have never lived
4. The locks are broken. I called the manager, but he _____ yet.
didn't call me back / hasn't called me back
5. I _____ for another apartment.
already looked / have already looked
6. It's hard to move. I _____ here for a long time.
lived / have lived

E. Choose one or more of the questions. Find the information in the unit and write the answer in your own words.

1. What is an outage? _____

2. What is a lease? _____

3. What is a disability? _____

4. What is illegal discrimination? _____

F. Composition. On a separate sheet of paper, write about the picture on page 26. Say as much as you can.

Now I can

- describe a housing emergency.
- ask for housing repairs.
- know what to look for in a potential rental.
- understand tenant rights.
- understand the Fair Housing Act.
- act on housing discrimination.