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19 march 1980
volume 33
issue 10

Landlords, Tenants Rights Reviewed

This information was compiled by the Florida Residential Landlord and Tenant Act (365) to both landlords and tenants. The act was passed by the 1972 legislature and is one of the better laws dealing with landlord and tenant relationships. The act has been amended subsequently by the legislature. It is the purpose of this information to outline the rights and responsibilities of both tenants and landlords.

The law was written to help eliminate some of the unclear areas which have been the cause of disputes and legal actions in the courts. The act attempts to set guidelines which the landlord and the tenant can compromise when they have a dispute without going to court. However, if they cannot settle their differences, the act provides a mechanism through which the legal system can be used to solve the problem.

The law covers residential agreements in Florida, both written and unwritten (if for less than one year). It does not, however, apply to rentals of the following nature: (F.S. 83.51)
A. Residency or detention in a facility providing medical, mental, or educational services.
B. Occupancy under a contract for sale.
C. Temporary occupancy in a hotel, condominium, motel, rooming house, or similar public lodging, or transient occupancy in a mobile home park.
D. An aircraft lessor, whether by contract or otherwise, in which the lessor is a proprietary leasee in a cooperative apartment, or an occupant by an owner of a condominium.
E. Non-Residential commercial leases, such as department store warehouses or other businesses.

LANDLORD'S OBIGATIONS (F.S. 83.51)
A. The landlord is responsible to:
   a) All tenants during the tenancy

Many Questions Answered

Presidential Candidates Debate Issues

By Jack Arnold

A public debate of candidates for the office of President and Vice President was held Wednesday March 15th in the University Center. Clinton Wesley introduced the candidates. John逊 and Phil Meta are running for Pres./Vice-President respectively against Mike Dragos and Ed White.

At the beginning of the De- bate, Wesley suggested, that candidates be directed to address the audience since few of the candidates were familiar with all the public and press; therefore, he suggested that the candidates address the student body. John逊 explained his and his running mate's philosophy and made their positions known

New Procedures Adopted For Probation Students

Beginning this term, students who are on Warning or Probation status may present a form for the Summer and Fall term. However, probation students may not register for "Summer" courses. Students who are on Warning or Probation status at the end of the semester will have their probation status continued for one semester before being eligible to present a form for the Summer and Fall term. If a student is removed from probation status during the spring semester, his registration can be completed at the time of the beginning of the term. Students, on Warning status are required to repeat failed courses and their courses led to 15 hours for a regular term or seven hours for any half of the summer semester. Students on Probation status are required to repeat courses in which D's or F's have been made and limit their course load to 12 hours for a regular term or seven hours for any half of the summer semester. Failure to voluntarily comply with these regulations will result in administrative action, automatically dropping the student from any course upon completion of the probation period. The student then is in a state of probation and must register their courses to be permitted to continue.

Students on Warning or Probation status at the end of the term will receive a notification of their status for the following academic year. Notification will be sent to the student's home address and to his E.R.A.U. box. Any questions concerning this policy should be directed to the Student's Special Academic Advisor.

FAA Written To Be Given


Tuesday, April 3, 1980
Wednesday, April 17, 1980
Tuesday, May 5, 1980
Saturday, May 17, 1980
Saturday, June 20, 1980
Thursday, June 26, 1980
Tuesday, July 1, 1980
Tuesday, July 15, 1980


Tuesday, April 3, 1980
Wednesday, April 17, 1980
Tuesday, May 5, 1980
Saturday, May 17, 1980
Saturday, June 20, 1980
Thursday, June 26, 1980
Tuesday, July 1, 1980
Tuesday, July 15, 1980
The avion 19 March 1980

editorial

president's corner

 During this tempestuous era, many people have had to deal with problems that were not originally their concern. Some have felt left out, or have been overlooked by the way things are handled. It is in this spirit that we will be addressing some of the concerns that have been brought to our attention.

LETTERS TO THE EDITOR

Concerning registration base-

Dear Editor:

I was pleased to see the article in this week's paper about the new student registration system. However, I must say that I was disappointed with the way it was handled. The new system seems to be causing a lot of confusion and frustration among the students. I believe that more time and effort should be put into making sure that the system is user-friendly and easy to understand. Otherwise, it will only continue to create problems.

Sincerely,

[Name]

DEAR EDITOR:

In response to a recent con-

I was very pleased with the new computer system. It was easy to use and very efficient. I hope that this system will continue to be used in the future.

Thank you,

[Name]

DEAR EDITOR:

The new computerized regis-

The computerized registration system was a disaster. It was slow, unreliable, and caused a lot of frustration for both students and faculty. I hope that the administration will take steps to improve this system in the future.

Sincerely,

[Name]
Flight International To Hold Seminar

Flight International, Inc. will be holding an aviation seminar at Embassy Hotel on Saturday night, March 24, at 9 p.m. The seminar will be conducted by Robert Proctor, an aviation consultant and expert, at Flight International.

The seminar, entitled "Should You Invest in Aerospace," is designed to acquaint students with the necessary steps involved in becoming an aerospace professional. Students will share with the audience a detailed presentation of Flight International's careers. A panel of experts will follow the discussion, including economists, and the audience will have the opportunity to ask questions. A panel of experts will share their experiences and insights, providing valuable information and guidance for those interested in pursuing a career in aerospace.

The seminar will be held from 9 p.m. to 11 p.m. at the Embassy Hotel, 123 Avenue A, New York, NY. Admission is $10, and refreshments will be served.

You can RSVP by calling Flight International at 1-800-FLIGHT-99. Space is limited, so don't wait. Don't miss this opportunity to gain valuable insights into the exciting world of aerospace.
The Management Club's next meeting will be held Gt
Access to the event was open.
You must be present. Also, must be present.
You must to attend all meetings.

Elaine Heath

The Management Club's next meeting will be held
The meeting will be held downtown at the Riverwalk Inn on the
Our Guest Speaker, Mr. T.C. Barnett, Director of
The meeting is scheduled for 10 am, immediately

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vovarda & shalan each pocket over $100

Congratulations to Bob Vo- 
ward (Mt. Po, St. loaf), 
Shan (Wn, Place, Shaw), 
Each won over $100 in the 
chair City Tournament at 
place. Shan and Ward will 
match up to 715 handicap 
levels. Shan third in both 
the three classifications of 
the Outlaw Stampede. Tuyy 
list all other winners. 

Lam Shouple's, Wind's 
Brodie (Win), Rich-Dan 
(Rich), Butch (Butch) 
Terry (Terry), Tony 
(John), (John) (Unknown) 
Rats

Men's high count Tyr 
Tony (Bor), Nick Stroh 
Bor, Ken Clark - 93 
Bor, Ron Rork - 93

Women's high count 
Owens - 923, Linda 
Arch - 177, Linda 
Jen - 922, Linda 
Hill - 158

Ferry Final Ross 
Hill - 158

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Dear Amelia,

I've managed to keep a good driving record for the past ten years — only I landed in Florida, that is. I flew 10 miles from school and purchased a motorcycle for transportation in consideration of fuel costs. I recovered 3 missing stude- ents at 3 months; I understand that the Daytona Beach economy is $2 million under its budget and needs money not for the students who are patients but for the motorcycle, a prime target for moving violations.

I spoke with the Auto Club Attorney and a judge as well as several private insurance companies. Every insurance policy only pays for covered accidents while driving. For example, during a recent trip, I had to change the destination (DWF), leaving the sense of an accident, and other crimes qualify for this treatment. Since my violations are not criminal, I must have a traffic record for three years with increasingly expensive insurance rates. I'd like to know any way to clean up my record.

By the way, I have ideas on automobile and your work problems for moving violations.

Violated in Florida

Deer Vincent,

I spoke with Lt. Mathiari of the Daytona Beach Police Dept. He said that every- thing, all the people you have contacted organizations getting your record cleared are correct. However, he does not agree that motorcyclists are picked on. He pointed to the fact that Florida's motorcycle laws are different from many other states. The headlines must be ON AT ALL TIMES when operating a motorcycle. Likewise, habitats must be worn by BOTH the driver and rider. Failure to obey either of the rules will result in a moving violation. Since motorcycles are lighter than cars, they are more susceptible to instant tickets for inadequate lighting. The driver must be able to control the freedom of position that you have on a motorcycle. Number two with inaccessibility tend to demand specificity of exactly how far the vehicle is turning, or to influence, or advice you should be to the ve- hicle. At the front of equipment of wear. You didn't mention what kind of power the motorcycle use. It's not that simple. Your license to operate.

Has your sabbatical or teaching been interrupted? You don't also include the meaning of freedom in any given situation? When you don't learn to avoid conflict during violation.

Maybe you are just one of the long-distance people who gets caught every time you lose something quick. Believe me, I know that feeling.

I hope that others wise read this and enjoy planning, that the drivers are not key primaries. These issues as a pain.

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Every tenant shall be responsible for:

A. Ensuring that he does nothing to cause the landlord to be in violation of building, housing and health codes.

B. Keeping that part of the premise which he occupies clean and sanitary, and keeping the plumbing clean and in working order. This includes not flushing anything down the sink drain which would have a tendency to cause these units to malfunction.

C. Operating a reasonable manner all electric, plumbing, sanitary, heating, ventilating, air-conditioning and other facilities and appliances, including stoves.

D. Not damaging, disabling or removing any property belonging to the landlord.

E. Constraining himself and requiring those who visit him, to conduct themselves in a manner which will not disturb others.

F. Allowing the landlord reasonable access to the premises for purposes of inspection, repair, or for show the dwelling unit to prospective tenants. The tenant may not unreasonably withhold permission.

G. Living up to all provisions made in the lease and that the rental agreement was made, particularly the rent on time. The law itself does not require that and must be in a lease, however, if it's customary and customary for landlord to require a late fee for delinquent rental payments.

WHAT TO DO IF YOU HAVE A PROBLEM

If the landlord is not in compliance with local building housing or health codes, or is not maintaining the premises as required by law, or is violating either provisions of the rental agreement, the tenant should gather evidence regarding the violations and report them to the appropriate authorities. The tenant should first direct the local health department, the Division of Hotels and Restaurants, the county court or the county health department, or the city health department should be notified for possible violations. If there are no local agencies plan to investigate the violation, the tenant may gather evidence for taking picture, gathering physical evidence, and interviewing witnesses. All of this evidence can be used in court or the event the tenant elects to seek relief in this manner. Under the Landlord Tenant Act, the remedies for violations are:

A. If the violation is material, the tenant may write a letter to the landlord stating what the problem is, and if it is not corrected, the tenant will and the rental agreement. This letter should be sent Certified Mail to the landlord, and the tenant should retain a copy of it. The landlord should then send a letter within 7 days from receipt of the letter to correct the problem. If it is not corrected in the 7 days, the tenant may consider the lease agreement ended, and lawyers.

B. If the violation continued, the tenant may write a letter to the landlord stating the problem as, and if it is not corrected that the tenant will withhold a portion of his rent. This letter must be sent Certified Mail, and the landlord must notify the tenant seven days prior to withholding the rent. If the landlord is not corrected, it is recommended that the tenant give the landlord a copy of the letter. The tenant should outline all of the problems to be corrected, the day rent is due, if the problem has not been corrected.

This week's featured complaint are:

TETERBORO FLIGHT ACADEMY

The flight school that lands this problem is in fine shape, they are very consistent. Inquiring in one of the world's largest attractive reasons will require leaving a lot from experience. You can look for a seat with a view, and the kind of experience that you don't get flying over the airport at Teterboro. A display of high speed traffic is a regular occurrence, the population near the airport, and the noise is a problem. This is an important $200 flight school.

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Vice-President,
Chief Justice,
1 of 5 Student Representatives,
Housing Representative.

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work. Call 506-6075.
WANTED: House painter for winter
work. Call 506-6075.
WANTED: Office boy for winter work.
Call 506-6075.

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HELP WANTED: Labrador, 606-6075.
HELP WANTED: Position as head of
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Department of Education. Call 606-6075.
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work. Call 606-6075.
HELP WANTED: Office boy for winter
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