

1
LESSON

What are the pluses and minuses?

THINGS TO DO

1 Warm Up

Work with your classmates to answer these questions.

1. Would you rather live in a house or an apartment?
2. Who is involved in building and selling a house?
3. What is your opinion of the house in the picture?

2 Identify

Study the picture and the floor plan and check (✓) the things you see. Then compare ideas with a partner.

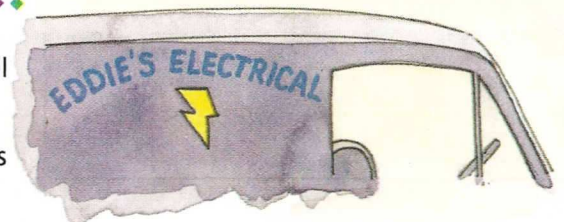
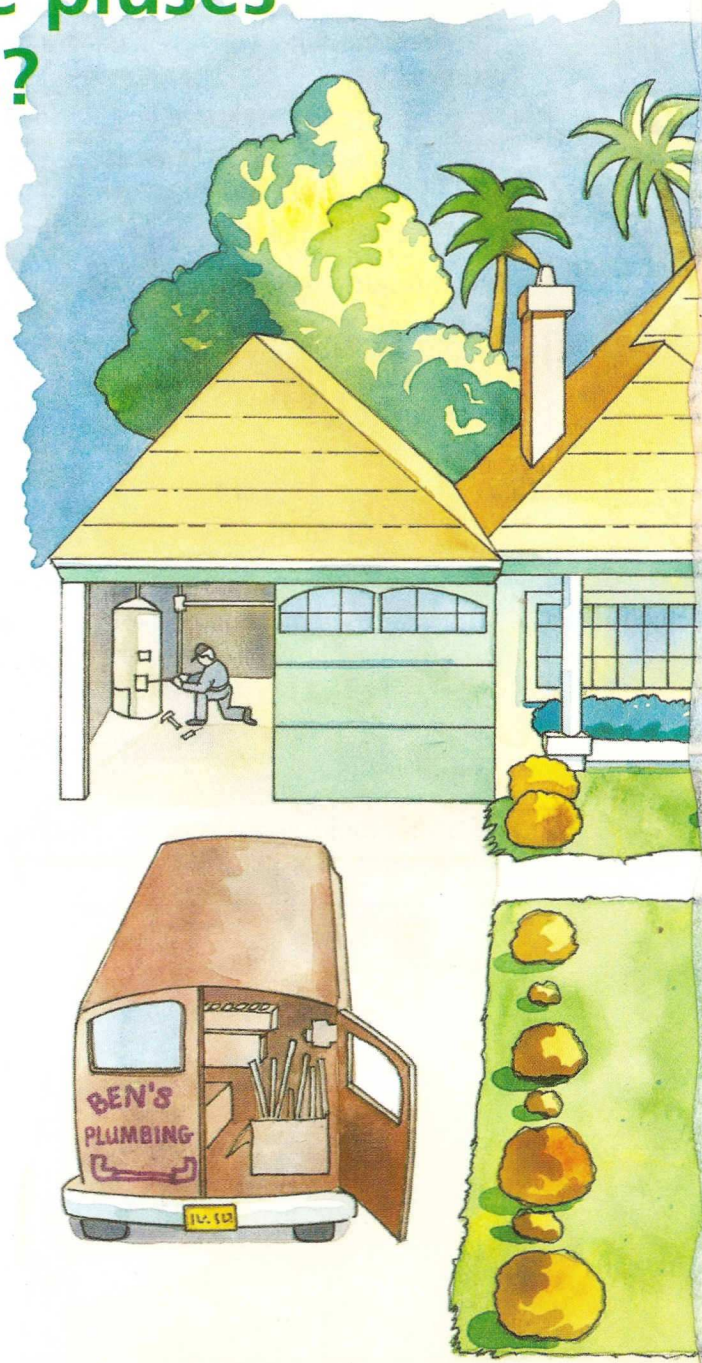
- | | |
|--|---|
| <input type="checkbox"/> a porch | <input type="checkbox"/> a 2-car garage |
| <input type="checkbox"/> a patio | <input type="checkbox"/> a family room |
| <input type="checkbox"/> a fenced yard | <input type="checkbox"/> kitchen appliances |
| <input type="checkbox"/> lots of windows | <input type="checkbox"/> 4 bedrooms |
| <input type="checkbox"/> a deck | <input type="checkbox"/> a gas furnace |
| <input type="checkbox"/> a chimney | <input type="checkbox"/> a pool |
| <input type="checkbox"/> a driveway | <input type="checkbox"/> _____ |

3 Evaluate

Work with a partner to evaluate the house in the picture. Identify the pluses (the things you like about the house) and the minuses (the things you don't like).

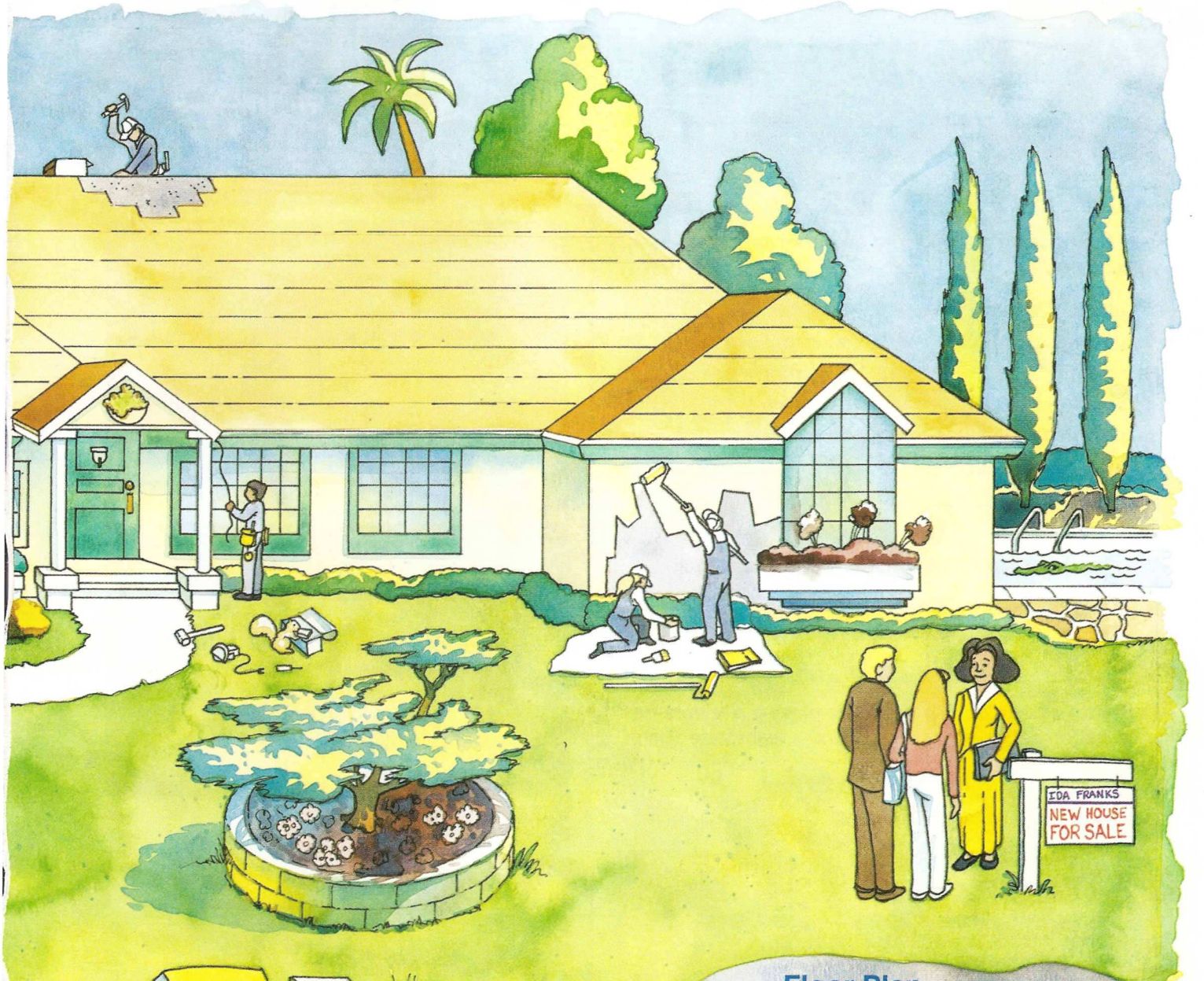
The Pluses	The Minuses
<i>It has lots of windows.</i>	

Would you buy this house? Why or why not?

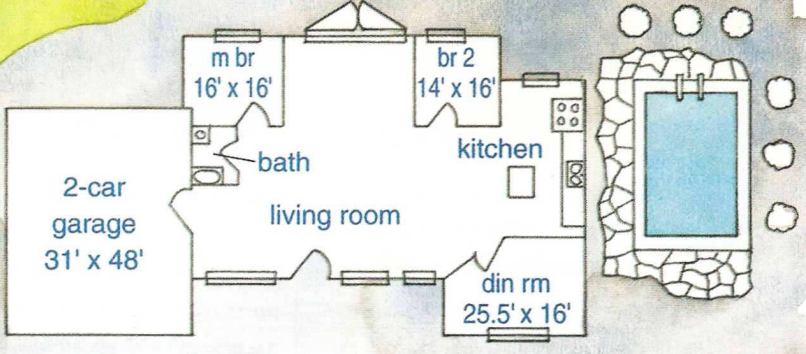


Set Learning Goals Below are some things you will do in this unit. Number them in order from most useful to you (1) to least useful (6).

- | | |
|-----------------------------------|---------------------------------|
| ___ read housing ads | ___ identify housing problems |
| ___ learn abbreviations | ___ read a rental agreement |
| ___ listen to phone conversations | ___ write a letter of complaint |



Floor Plan



2 LESSON

UNIT 2: Housing

It's available immediately.



Duplex



Ranch



Colonial

THINGS TO DO

1 Find the Abbreviation

Read the housing ads and find an abbreviation for each word below.

- | | |
|-------------------------------|-----------------------------------|
| 1. air conditioning <u>AC</u> | 8. elevator _____ |
| 2. utilities _____ | 9. maintenance _____ |
| 3. parking _____ | 10. neighborhood _____ |
| 4. location _____ | 11. attached _____ |
| 5. electricity _____ | 12. remodeled _____ |
| 6. available _____ | 13. security deposit _____ |
| 7. immediately _____ | 14. washer and dryer hookup _____ |

What do these words mean? Share ideas with your classmates.

2 Use the Vocabulary

Work with a partner. Take turns role-playing a telephone conversation between a customer and a real estate agent.

A: I'm calling about the apartment for rent.

B: Which one are you interested in?

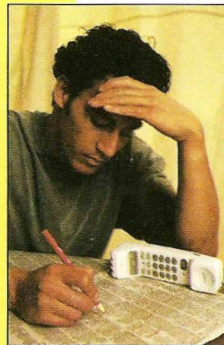
A: It's the 1-bedroom apartment for \$650 a month.

B: The one in the North End?

A: Yes, that's the one. Could you tell me, is heat included in the rent?

B: Yes, it is. Would you like to see the place?

A: Yes, I would.



1 house for rent / 3-bedroom duplex for \$1,375 a month is it available immediately	2 house for sale / 2-bedroom house with a pool for \$199,900 is the carport attached to the house
---	---

3 apartment for rent / 1-bedroom apartment for \$600 a month on Lake Avenue is a security deposit required
--



Group Words Putting words into groups helps you remember them. Add 5 more words to each group.

Words that describe a house	Parts of a house/apartment
clean	bedroom
modern	garage

Apartments

CLASSIFIEDS

Homes

Unfurnished Apartments

NORTH
2nd flr., 2BR, clean, quiet, heated, prkg., no pets, \$800 mo., 555-4556

NO END
2nd flr., 1 bdrm apt, includes ht. Hot water & elec. extra. No smoke/dogs, \$650/mo. + sec. 555-4694

WEST SIDE Branch River Apartments. Lg. modern one & two bedroom units, garage & outside parking, AC, balcony, laundry & pool on site, gas ht., 24 hr. maint. \$795-\$950. Plus utils. Good credit required. Sorry, no dogs. Call 555-4983

LAKE AVE, 14th Floor, 1 BR, \$600 + sec. dep., Elev., view. No dogs/utills. 555-4493

EAST, 3rd flr, 2BR, w/d hkup, porch, 1 car prkg, yd. \$850/mo htd. Avail. 4/1. 555-9947

Houses for Rent

NORTH END
2 BR home avail immed, 1 car gar., no pets, \$1200/mo. 555-4887

BELMONT ST. 3 bdrm. 1.5 ba duplex, gar, lg yard, fm. nghbd, no smoker, pets OK, \$1375/mo. 555-9986

SO. END Bright & sunny 3 BR, 1 1/2 ba ranch, 2 car gar., fenced yd, newly remod. \$1500 + utils. No pets/smkr. 555-8897

LAKE AVE
3 bedroom, 1 bath home, W/D hookup, large yd., pets o.k., \$900.00 plus utilities, security, references. Call 555-4583

Houses for Sale

WEST SIDE Ranch w/pool in great loc. Many updates including gas furnace, driveway, electrical. 2BR, 1 BA. carport. Price reduced \$199,900.

House for Sale

NORTH END 5 rm, 2BR ranch. Eat-in kitchen, master BR w/bath, 2 car att'd gar. \$180,000



EAST SIDE New, \$210,000. 3 BR, 2 baths, lg patio, nice nghbrd. Call Ida Franks, 555-2588.

ELIOT LANE
3 bdrm colonial, 1 car garage, new kitchen, all electrical and plumbing updated. Quiet dead end, family neighborhood. \$225,000. Call 555-3948

3
LESSON

There seems to be a leak.

THINGS TO DO

1 Warm Up

Work with your classmates to answer these questions.

1. What are some common problems people have with their house or apartment? Which problems do you have to take care of right away?
2. What problems do you think the people in pictures 1, 2, and 3 are having?

2 Listen and Take Notes 

Listen to telephone conversation #1 and write the tenant's problems. Then listen again and write the landlord's response. Repeat with conversations #2 and #3.

	Tenant's problem	Landlord's response
1.		
2.		
3.		

3 Use the Communication Strategy 

Work with a partner. Role-play a telephone conversation between a tenant and landlord. Replace the underlined words in the example with your own ideas. Try to use the communication strategy in your conversation.

- A: Hello.
 B: Hi. This is your tenant in Apartment 16.
 A: Yes. What can I do for you?
 B: Well, I'm having a problem with the ceiling in the bathroom.
There seems to be a leak.
 A: Okay. I'll be over as soon as I can.
 B: Can you give me a more specific time?
 A: It'll probably be somewhere between noon and 3.
 B: Great. Thanks.



In the U.S., tenants can call their landlords to report a problem with their house or apartment. Landlords are responsible for fixing problems like a leaky faucet or a plugged up sink.

COMMUNICATION STRATEGY

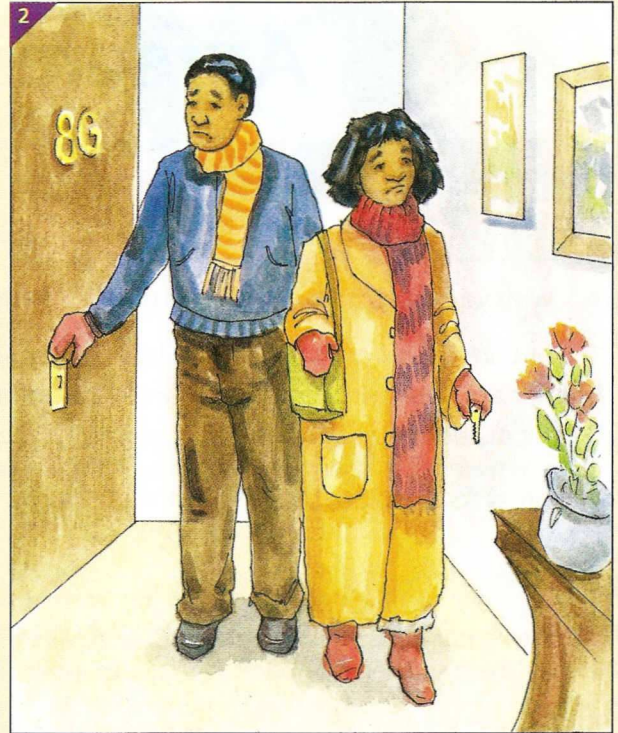
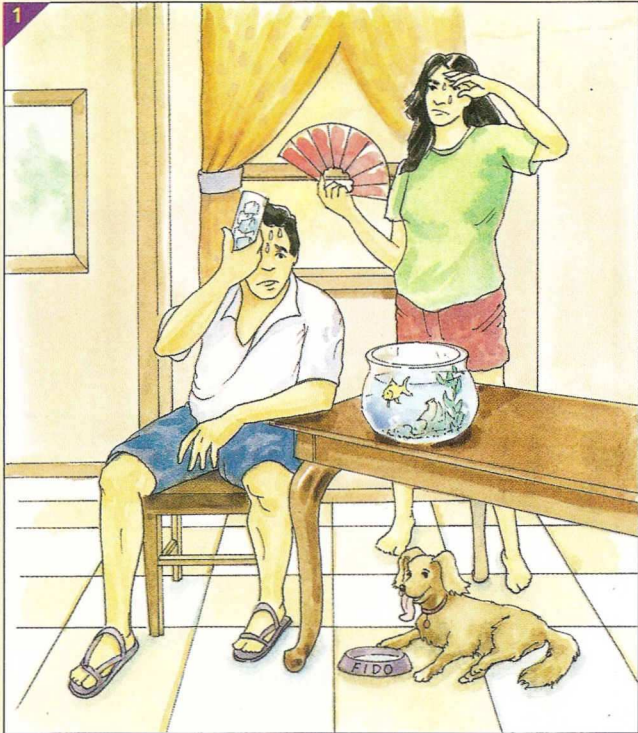
Asking for a More Specific Time

Here are some ways you can ask for a more **specific time** if someone gives you a general time.

Will that be today?

How soon can you get here?

Can you give me a more specific time?



4
LESSON

Rental Agreements

THINGS TO DO

1 Warm Up

Work with your classmates to answer these questions.

1. What are a landlord's responsibilities to a tenant?
2. What are a tenant's responsibilities to a landlord?
3. Look at the rental agreement on page 29 and read the sentences that have highlighted words. Use context to guess the meanings of these words.

2 Read and Take Notes

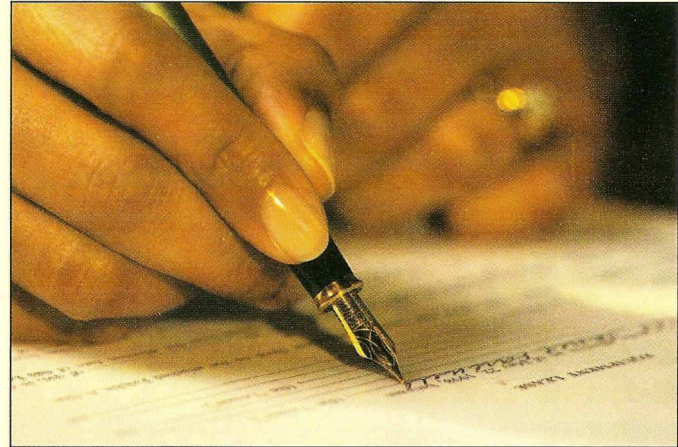
Read the rental agreement on page 29 and take notes in the chart below. Then compare charts with a partner.

Things a landlord <u>must</u> do	Things a landlord <u>can't</u> do
<ul style="list-style-type: none"> • <i>provide smoke detectors</i> 	
Things a tenant <u>must</u> do	Things a tenant <u>can't</u> do
<ul style="list-style-type: none"> • <i>pay a security deposit</i> 	

3 Analyze

Work with several classmates to answer these questions. Then share your answers with the class.

1. What utilities must Oscar Mendoza pay for?
2. What is the purpose of a security deposit? Why should a tenant have to pay one?
3. Why do you think the landlord must give 24-hour notice before entering the apartment?
4. Why is it important to have a written rental agreement?



Signing a rental agreement



Smoke detector



Learn Word Forms When you learn a new word, look in a dictionary for other forms of the word. This will help you quickly expand your vocabulary. You can keep track of word forms in a chart like this:

Noun Form	Verb Form	Adjective Form
removal	remove	-----
expiration	expire	expired

Make a chart with the words you learned in this lesson.

RENTAL AGREEMENT

1. Parties: The parties to this agreement are Sylvia Wang hereinafter called *Landlord* and Oscar Mendoza hereinafter called *Tenant*.
2. **Property:** Landlord hereby **lets** the following property to Tenant for the terms of this Agreement: a) the real property known as 4453 Meander Ave., Apt 28 and b) the following furniture and appliances on said property: electric stove, refrigerator.
3. **Term:** The term of this Agreement shall be for one year beginning on May 1, 2005 and ending on April 30, 2006.
4. Rent: The total rent for said property shall be \$7,800.00, to be paid monthly in amounts of \$650.00 **due** and payable on the first day of each month.
5. Utilities: Landlord agrees to **furnish** the following services and/or utilities:

<input type="checkbox"/> electricity	<input checked="" type="checkbox"/> heat	<input checked="" type="checkbox"/> water	<input type="checkbox"/> hot water
<input checked="" type="checkbox"/> trash removal	<input type="checkbox"/> gas	<input type="checkbox"/> other _____	

Landlord further agrees to provide smoke detectors as required by law.
6. Security Deposit: Tenant shall deposit with the Landlord \$650.00 to be held as security deposit. This deposit will be returned **in full**, including any interest acquired, when this lease **expires** if, after inspection by the Landlord, the **premises** are in good condition and Tenant owes no back rent.
7. Tenant shall not **lease** or **sublease** the premises without the written **consent** of the Landlord (but consent of the Landlord shall not be unreasonably withheld).
8. Landlord may enter premises at reasonable times for the purposes of inspection, maintenance, or repair. In all instances, except those of emergency or abandonment, the Landlord shall give 24-hour notice **prior to** such an entry.
9. Tenant agrees not to use the premises in such a **manner** as to **disturb** the peace and quiet of other tenants in the building.
10. Landlord agrees to regularly **maintain** the building and grounds in a clean, **orderly**, and safe manner, including **removal** of ice and snow.



UNIT 2: Housing

I'm looking for something bigger.

Comparative and Superlative Adjectives

Adjectives with One Syllable			Adjectives with Two or More Syllables		
Adjective	Comparative	Superlative	Adjective	Comparative	Superlative
Most adjectives:			Most adjectives:		
clean	→ cleaner than	→ the cleanest	modern	→ more modern than	→ the most modern
bright	→ brighter than	→ the brightest	unusual	→ more unusual than	→ the most unusual
Adjectives ending in a single vowel and consonant:			Adjectives ending in -y:		
big	→ bigger than	→ the biggest	sunny	→ sunnier than	→ the sunniest
thin	→ thinner than	→ the thinnest	pretty	→ prettier than	→ the prettiest
Adjectives ending in -e:			Irregular Adjectives		
nice	→ nicer than	→ the nicest	good	→ better than	→ the best
safe	→ safer than	→ the safest	bad	→ worse than	→ the worst

1 Write the Form

Write the comparative and superlative forms of the words below.

	Comparative Form	Superlative Form
1. sunny	<i>sunnier than</i>	<i>the sunniest</i>
2. reasonable	_____	_____
3. great	_____	_____
4. uncomfortable	_____	_____
5. neat	_____	_____
6. affordable	_____	_____
7. large	_____	_____
8. risky	_____	_____

2 Complete the Sentences

Complete these questions with the correct form of an adjective from the box. (More than one adjective is possible.) Then ask a partner the questions.

- Which is bigger —a duplex or a single family home?
- What is _____ room in your house?
- Which is _____ —a first floor apartment or a second floor apartment?
- What is _____ way to heat a house?
- Which is _____ —a gas stove or an electric stove?
- Which is _____ —a refrigerator, a stove, or an air conditioner?

Adjectives	
big	good
cheap	nice
comfortable	safe
expensive	sunny

as + adjective + as

My new house is as expensive as my old house. (They are equally expensive.)

My old house was not as big as my new house. (My old house was smaller than my new house.)

An apartment is not as expensive as a house. (An apartment is cheaper than a house.)

3 Paraphrase

Rewrite each sentence. Use *not as + adjective + as* in your sentence.

1. Your room is cleaner than mine. (dirty)

Your room is not as dirty as mine.

2. My new apartment is more expensive than my old one. (cheap)

3. I like my new house because it's bigger than my old house. (small)

4. A condo is cheaper than a house. (expensive)

5. The west side of the house is shadier than the east side. (sunny)

6. In the summer the first floor is cooler than the second floor. (hot)

4 Match

Match the words in Column A with the phrases in Column B. Then write your own sentences using the phrases in Column B.

Column A

1. h more expensive than
2. _____ smaller than
3. _____ dirtier than
4. _____ uglier than
5. _____ quieter than
6. _____ larger than
7. _____ newer than
8. _____ worse than
9. _____ more dangerous than
10. _____ shorter than

Column B

- a. not as big as
- b. not as pretty as
- c. not as safe as
- d. not as noisy as
- e. not as good as
- f. not as tall as
- g. not as clean as
- h. not as cheap as
- i. not as small as
- j. not as old as

The Fair Housing Act

1 Warm Up

Work with your classmates to answer these questions.

1. Did anyone ever treat you unfairly? What did they do? How did you feel?
2. Did anyone ever treat you unfairly because of your nationality or religion?

For each category below, add more examples.

Category	Example
Race	Hispanic, _____
National origin	Canadian, _____
Religion	Catholic, Buddhist, _____
Sex	male, _____
Familial status	married, _____
Disability	blind, _____

2 Read and Respond

Read the information below and answer the questions on page 33.

**U.S. Department of Housing and
Urban Development (HUD)**
Office of Fair Housing and Equal Opportunity



**Under the Fair Housing Act,
it is against the law to:**

- Refuse to rent to you or sell you housing
- Tell you housing is unavailable when in fact it is available
- Show you apartments or homes in certain neighborhoods only
- Advertise housing to preferred groups of people only

Based on these factors . . .

- Race or color
- National origin
- Religion
- Sex
- Familial status (including families with children under 18)
- Disability

If you think your rights have been violated, contact the HUD office nearest you to file a complaint.

Source: U.S. Department of Housing and Urban Development

QUESTIONS

1. What is the purpose of the Fair Housing Act?

2. Which agency wrote the Fair Housing Act?

3. What can you do if a landlord refuses to rent to you because of your race or color?

4. What can you do if a landlord refuses to rent to you because of your sex or religion?

3 Apply

Work with one or more classmates. Read each situation below and answer the questions.

- Jean Davin found the perfect apartment for his wife and two children. He was ready to sign the lease when the owner told him that children were not allowed in the apartment complex. When Jean told him that he had two children, the owner refused to rent him the apartment. Can the landlord refuse to rent Jean the apartment? Why or why not?
- The house that Frank and Sandra want to rent has a no pets policy. However, Sandra is blind and she has a seeing-eye dog to help her get around. Can the owner of the house refuse to rent to Frank and Sandra?
- José's tenants just moved out of the apartment on the top floor of his house. José's mother lives with him now and she doesn't speak English very well. José would like to rent the apartment to Spanish speakers so that his mother can talk to them. Can José put a housing ad in the paper that says "Spanish speakers only"? Why or why not?

WINDOW ON MATH

Calculating Housing Costs

When moving into an apartment, it is common practice to pay the first and last month's rent plus a security deposit.

$$\frac{\text{monthly rent} \times 2 + \text{security deposit} = \text{amount to move in}}{\$700 \quad \times 2 + \quad \$700 \quad = \quad \$2,100}$$

- Pilar found a great apartment to rent. She has to pay the first and last month's rent plus a security deposit of one month's rent. If the rent for the apartment is \$600 a month, how much money must she give the landlord prior to moving in? _____
- Harold has \$1,500 in his savings account. The apartment he wants to rent costs \$525 a month. In order to rent the apartment, however, he has to pay the first and last month's rent plus a \$1,000 security deposit. How much more money does Harold need to rent the apartment? _____
- When Bruce and Sylvia moved into their rented house in June, they paid the landlord \$2,400 for the first and last month's rent and the security deposit. If the monthly rent is \$750, how much was the security deposit? _____



What do you know?

1 Listening Review

Listen and choose the statement that is closest in meaning to the statement you hear. Use the Answer Sheet.

1. A. You have to pay 3 month's rent in order to rent the apartment.
B. You have to pay \$1,000 to rent the apartment.
C. A security deposit is not required.
2. A. The landlord can enter the tenant's apartment at any time.
B. The landlord has to notify the tenant before going into an apartment.
C. The landlord has to notify the tenant 12 hours before entering the apartment.
3. A. The lease is for six months.
B. The lease is for one year.
C. The lease is from January 1, 2007 to January 1, 2008.
4. A. You must pay the rent first.
B. You must pay the rent before the first day of the month.
C. You have to pay the rent every fifteen days.
5. A. Electricity is included in the rent.
B. Only electricity is included in the rent.
C. Electricity is not included in the rent.
6. A. The apartment on Belmont Street is sunnier than the apartment on Lake Avenue.
B. The apartment on Belmont Street is not as sunny as the apartment on Lake Avenue.
C. The apartment on Lake Avenue is not as sunny as the apartment on Belmont Street.

ANSWER SHEET		
1	<input type="radio"/> A	<input type="radio"/> B <input type="radio"/> C
2	<input type="radio"/> A	<input type="radio"/> B <input type="radio"/> C
3	<input type="radio"/> A	<input type="radio"/> B <input type="radio"/> C
4	<input type="radio"/> A	<input type="radio"/> B <input type="radio"/> C
5	<input type="radio"/> A	<input type="radio"/> B <input type="radio"/> C
6	<input type="radio"/> A	<input type="radio"/> B <input type="radio"/> C
7	<input type="radio"/> A	<input type="radio"/> B <input type="radio"/> C
8	<input type="radio"/> A	<input type="radio"/> B <input type="radio"/> C
9	<input type="radio"/> A	<input type="radio"/> B <input type="radio"/> C
10	<input type="radio"/> A	<input type="radio"/> B <input type="radio"/> C

Now listen to each conversation and choose the best answer to the question you hear. Use the Answer Sheet.

7. A. She's going to look at a house for sale.
B. She's going to look at a two-bedroom house for sale.
C. She's going to look at a three-bedroom house.
8. A. The man wants to look at a house with a garage.
B. The man wants to look at a house on State Street.
C. The man wants to look at an apartment on Belmont Street.
9. A. heat and electricity
B. heat and hot water
C. heat but not hot water
10. A. The sink is stopped up.
B. The air conditioning isn't working.
C. The bathtub won't drain.

2 Vocabulary Review

Write the missing noun or verb form.

	NOUN	VERB
1.	attachment	<i>attach</i>
2.		park
3.	reduction	
4.	expiration	
5.		consent

	NOUN	VERB
6.	maintenance	
7.		agree
8.	inclusion	
9.		remove
10.		locate

Choose 6 of the words from the charts above and write 6 questions. Then ask your classmates the questions.

EXAMPLE: When does your driver's license expire?

 **LEARNING LOG**

I know these words:

NOUNS

- air conditioning
- colonial
- consent
- duplex
- electricity
- elevator
- location
- maintenance
- manner
- neighborhood
- parking
- premises

- property
- ranch
- removal
- security deposit
- term (of an agreement)
- utilities
- washer and dryer hookup

VERBS

- disturb
- expire
- furnish

- lease
- let
- maintain
- sublease

ADJECTIVES

- attached
- available
- due
- orderly
- remodeled

ADVERBS

- immediately

OTHER

- in full
- prior to
- a specific time

I practiced these skills, strategies, and grammar points:

- setting learning goals
- grouping words
- using a dictionary to learn word forms
- taking notes
- reading for specific information
- listening for specific information
- asking for a more specific time
- evaluating the pluses and minuses of something
- paraphrasing information
- using comparative adjectives
- using superlative adjectives
- using as + adjective + as
- supporting an opinion

Spotlight: Reading Strategy

PREVIEWING

The word *preview* means to look before. When you preview an article or story, you look over the reading before you read it. Previewing helps you to understand the reading better. Here are ways you can preview a reading:

- Look at the title of the article. Make questions from the title. Then predict answers to your questions.
- Look at any pictures and ask yourself what is happening in the pictures.
- Read the first sentence in each paragraph. Then predict the topic of the reading.
- Ask yourself what you already know about the topic of the reading.

1 Look at the title of the article on page 37. Write 2 more questions based on the title. Then predict answers to the questions.

Questions	Possible answers
1. <i>What is a consumer hero?</i>	<i>Maybe it's someone who's a very smart shopper. Maybe it's someone who saves other people money.</i>
2.	
3.	

2 Read the first sentence in each paragraph of the article and check (✓) the predictions you agree with.

Predictions

I think this article is about

- an immigrant who had a problem.
- someone who didn't have any money.
- someone who had a housing problem.
- someone who was treated unfairly.
- a landlord who had a bad tenant.
- someone who couldn't get help.
- someone who reported unfair treatment.

3 Read the article quickly and then evaluate the previewing strategies. Answer these questions.

1. Were you able to correctly predict the topic of the article?
2. Which previewing strategy was the most useful to you?
3. Why does it help to preview an article before reading it?

Consumer Hero: Aslam Ahmed

- 1 Aslam Ahmed is a Certified General Accountant who now works for Canada Customs and Revenue Agency. His wife, Christina, has worked in the private school system. But none of that mattered 12 years ago when the Ahmeds came to Canada from Bangladesh and settled in Mississauga.
- 2 The Ahmeds had \$25,000 in savings and Christina had a job. But a landlord refused to rent to them because Aslam didn't have a credit rating—he had no history of paying with credit. The **assumption** was that Ahmed was a bad credit risk.
- 3 “It was terrible. I would not wish it upon my enemy to have a situation like this,” Ahmed said. He had no Canadian credit history, because he'd just moved there. And elsewhere, he usually paid cash. “I never **defaulted** on any payments in my life and I couldn't believe it. I mean, why should anybody think I'm a credit risk?”
- 4 He was so insulted he contacted an immigrant housing authority. With their help he took a risk as a newcomer. Ahmed complained. He argued that no credit shouldn't mean bad credit and that such an assumption was discriminatory.
- 5 The Ontario Human Rights Commission agreed. Leiloni Farha was Ahmed's lawyer on the case. “What the judgment says is that a landlord cannot use a lack of information as bad information,” said Farha. This means that even if you don't have any credit, it doesn't mean that you have bad credit.



Source: Adapted from Canadian Broadcasting Corporation

Spotlight: Writing Strategy

IDENTIFYING A PURPOSE FOR WRITING

People write letters for many different purposes:

to thank

to inform

to get something

to complain

to invite

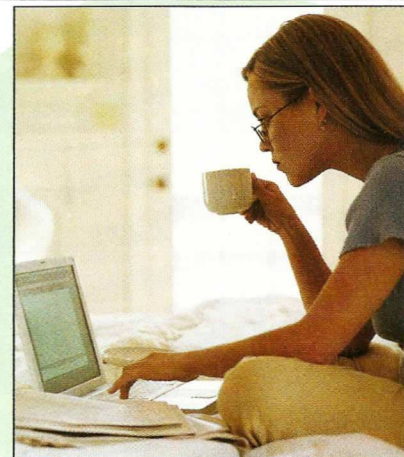
1 Match each sentence to a purpose for writing.

1. Thank you so much for the beautiful flowers. *to thank* _____
2. I called three times last week, but no one returned my call. _____
3. This is to remind you that your appointment is on June 5th. _____
4. It was very kind of you to take my mother to the doctor. _____
5. I'm writing to see if you'd like to have dinner on Friday. _____
6. I am writing to request a copy of your brochure #352 called *Against Discrimination*. _____

2 Read the letter on page 39 and answer these questions.

1. Who wrote the letter? *Rachel Lewis* _____
2. When did she write this letter? _____
3. What is the letter writer's apartment number? _____
4. Who is the letter addressed to? _____
5. Who is Ms. Jawkowsky? _____
6. What is the writer's purpose for writing this letter? _____
7. What information does the writer include in her letter? _____
8. Do you think this is an effective letter? Why or why not? _____

3 Write a short letter of complaint. Identify your purpose for writing and use the proper format for a business letter. See the letter on page 39.



Writing a letter

5532 Bigelow Street
Apartment 125
Chicago, IL 60086

November 12, 2006

Ms. Carol Jawkowsky
Jefferson Point Apartments
5532 Bigelow Street
Chicago, IL 60086

Dear Ms. Jawkowsky:

I am writing to inform you of a problem I am having in my apartment. I have filed three requests for maintenance to fix a leak in the bathroom. So far, no one has come to take care of this problem. I've had a bucket under my sink for a month now. I would like to call a plumber to fix the leak and deduct the amount of the bill from my next rent check. If you have a problem with this, please contact me as soon as possible.

Yours sincerely,

Rachel Lewis



A worn-out pipe