

Poor conditions prompt rent strike

By PATTI MINTON
Of the Emerald

Eighteen tenants in an apartment house at 754 East 13th St. (next to the Sun Shop) have organized a rent strike over poor sanitary conditions and fire hazards.

According to tenant Diane Aiken, the renters can legally withhold their rent for 10 days before they can be evicted or their personal belongings confiscated.

Among their complaints are fungus in the showers, mold in the refrigerators, a dangerous furnace, undefrosted freezer and unpredictable water heater.

In addition to the apartments, the large green house is occupied by Yankee Clipper Import Shop and Kampus Kopy. The two owners of Kampus Kopy, Bill Muir and Bruce Poinsette, manage the upstairs residences.

Dean one of leasees

Muir and Poinsette are also two of four partners in MPS Services, Inc. which is subleasing the building. A third member of MPS Services is Emmett Williams, Assistant Dean of Financial Aid at the University. The corporation's lawyer is State Senator Ed Fadeley of Eugene. A local real estate firm, Coughill

and Hansen, actually owns the property, however the tenants allege that Williams and MPS Services are in the process of purchasing the lease. Williams denied the allegation Tuesday.

Because of William's alleged connection to the building, most of the tenants who receive financial aid or are on the work-study program refused to be identified.

Miss Aiken, Karen Hagar and Mary Welsh did consent to outline the conditions which prompted the strike, however.

According to the tenants, there were three different managers for the apartments when the girls

moved in fall term. "Different tenants were told different things about janitorial service," said one girl, including which parts of the building would be cleaned regularly.

Each tenant paid a \$25 cleaning deposit. "Fall term it was discovered that the refrigerator 'generated mold,' a renter explained. The girls then asked their managers for specific commitments concerning sanitation and repairs, however none were made, they said.

Gas from range

During winter term, the tenants discovered gas emissions from the "antiquated" range in the kitchen as well as a water heater whose pilot light often goes out.

According to one renter, a gas heater ignited on the first day of the term and caused considerable smoke damage to one girl's room.

Tenants report that the house has three different types of heating facilities—gas, electricity and steam.

To air their complaints, the renters met with ASUO Tenants Union director Jim Teasdale. They later notified the City Building Commission and City Fire Inspector. In the time between the meeting and the fire inspector's visit, the girls reported that Muir and Poinsette suggested raising rent \$2.50 per room to cover the cost of fixing the furnace.

Assistant Fire Marshall Capt. Floyd Dickey found the gas range and furnace to be unsafe and the leaky refrigerator to be a fire hazard. He also noted that access to the two fire escapes was through individual rooms.

According to the tenants, were the rooms to be locked in the

event of a fire, the doors would have to be forced open to reach the escapes.

The fire inspector issued a compliance order to the managers regarding the range, furnace and fire escapes, but according to the tenants only a "band-aid approach" was taken.

Inspector Dickey told the Emerald Tuesday that he had the furnace fixed "the very next day." Tenants report that the faulty range was replaced and the fire exits marked, however, "resentment built up," one renter added.

Responsibility unclear

The girls remained unsure as to who held responsibility for cleaning the bathrooms, hallways and kitchen floor. They maintain that the managers were responsible for sanitation on a regular basis, but report that Muir and Poinsette "continually complained about money."

The tenant's latest tactic is the rent strike. The renters recently signed a statement of intent listing their complaints and presented it to Muir and Poinsette.

"The managers don't know how long the rent is to be withheld," stated one girl, although this will most likely come to a head within the next three days. In addition, the tenants report that the managers have not acknowledged the strike or commented on it.

According to the girls, their strike represents about \$800 in withheld rent payments.

Because of the building's condition, the tenant turnover this year has been extensive, according to the current renters. Of the 18 original girls who moved in fall term, only seven are still living there.

Fee committee sets ASUO Senate hearing

The proposed guidelines for the establishment of incidental fee budgets at the University will be presented to the ASUO Senate Thursday evening for its approval.

University President Robert Clark appointed an ad hoc committee to establish these guidelines after the State Board of Higher Education decided to allow individual institutions to establish their own incidental fees.

Fee measure sent to floor

House bill 1589, the measure which will guarantee fixed amounts of money from incidental fees for student governments, athletic departments, and student unions at the three major Oregon universities, will go to the House floor Wednesday, April 21.

As the bill is amended, student governments would receive \$5 per student per term, the athletic departments get \$6 and student unions get \$5.

The State Board of Higher Education will retain a measure of control over the expenditure of funds "as the board deems necessary or advantageous for the students of the institution."

Under the existing system, students of the University are in direct competition with athletic departments and other activities for funds. University students are now paying \$28 per term, of which \$7 goes to the athletic departments.

The University athletic department had requested \$10 per term during the hearing, hoping to be included in the fixed amount of monies available.

The Incidental Fee Committee is in no way connected with the Fiscal Committee which is now in the process of hearing testimony concerning next year's budget.

At a meeting Tuesday afternoon, the committee decided to add educational activities to the list of Major Budget Activities. This means that a decrease in any of the educational activities cannot exceed 10 per cent of the preceding year's allocation without being submitted to the student body on a referendum and approved by a majority of the student body.

President Clark recommended that a certain per cent of the student body should have to approve the decrease and that it should be based on two consecutive year budgets instead of one.

The other programs in the major budget activities are the Athletic Department and the Erb Memorial Union.

The other major division of programs is the Minor Budget Activities and the guidelines say that "There shall be no specific budgetary limitations placed on

changes in Minor Budget Activities."

Clark's two recommendations will be submitted along with the other proposed guidelines to the ASUO Senate to get the Senate's reaction. Its approval is not officially necessary.

Another point that Clark made was he would like to only concern himself with the reviewing of the major areas and have a representative other than himself see to it that the minor areas and the traditionally funded areas "get their day in court," EMU Director Dick Reynolds told the committee members Tuesday.

The guidelines which the committee has been working on for the past several weeks will not become final until they are approved by President Clark and the State Board of Education.

Fiscal Hearings

Following is the schedule for today's ASUO Fiscal Committee hearings:

- 2 p.m. EMU
- 4:30 p.m. Illahe school
- 5 p.m. SAIF
- 7 p.m. Proposal for a major environmental education project focusing on wilderness.
- 7:30 p.m. Chicano Student Union
- 8 p.m. Sesamex
- 8:30 p.m. ASUO Executive Branch

DUCK FANS


... AND THOSE OF YOU WHO JUST LIKE TO JUMP AND SCREAM A LOT ...

U of O Rally Squad try-outs begin

APRIL 26

Petitions available 3rd Floor, EMU and due Friday, April 23 by 5:00

An orientation meeting for all interested males and females will be Wednesday, April 21 at 6:30 p.m. in EMU (Room will be posted)



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