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Cockroach problem bugs tenant. landlord usually not responsible

By Shelley Stall Student Legal Services Lawyer

Question: My apartment is overrun by cockroaches. They are everywhere. They eat more food than my cat. I have phoned the landlord three or four times asking him to do something about them, but he never does. Is it legal to hire an exterminator and deduct the the city attorney's office for cost from my rent? Signed, B. B. Answer: Dear B. B.: Probably

not. Nebraska law only allows a tenant to "repair and deduct" when the landlord fails to provide essential services



If you live in a single-family dwelling unit or your spartment is the only one in the building infested, you are responsible for the extermination of Housing Code, Section 21.36.060. If you to help my friend? live in a multiple apartment building and at least two apartments in the of the class has considerable discretion building are infested with roaches, it is the landlord's responsibility to keep the apartments in a "reasonably insect- he or she probably will meet with your proof condition."

If the landlord is responsible for incident. extermination in your case, I suggest you do two things if you want to stay in the matter in various ways ranging from this apartment. First, put your complaint in writing. Describe the problem or write a paper, to failing the student in detail and mention the previous in the course and turning the matter phone calls that didn't get results. Ask over to the Dean of Students Office. If your landlord to contact you regarding the cheating incident affects your the problem within one week and let friend's grade in the class and she you know what action he plans to take. denies cheating, she can appeal the

and ask an employee to investigate She can present her case and have an your roach problem. Someone will come attorney present to advise her if she out and investigate and write a report. wishes. If the HCO finds a Housing Code

Series aids foreign students

violation, it will contact your landlord, inform him of the violation and give him 30 days to hire a professional exterminator to take care of the problem. The HCO will come back later to

see if the landlord has complied. If the landlord fails to comply after two visits, the HCO can revoke the landlord's license to rent and turn the case over to

prosecution. If the problem persists, you may be able to terminate your lease, if you have one. Section 76-1419(a) of the Nebraska Landlord-Tenant Code requires the such as heat, water or hot water after landlord to comply with the require-written notice. Indicate the ments of the Minimum Housing Code which "materially affect health and safety." If your roach problem is severe enough, this law allows you to give your landlord written notice that the problem must be remedied within 14 days or you will move out within 30 days.

Question: I have a friend who has been accused of using a crib sheet (cheat notes) in an exam. She is upset and worried about being kicked out of school. How does the university handle insects according to the Minimum something like this and what can I do Signed, S. B.

Answer: Dear S. B: The instructor in matters of academic dishonesty. If the instructor hasn't done so already, friend to discuss the alleged cheating

The instructor can choose to resolve allowing the student to retake an exam Next, call the Housing Code Office grade through the grade appeal process.

If the instructor chooses to involve

the Dean of Students Office, your friend will receive a letter asking her to set up an appointment with the dean's office. The letter will contain the nature of the accusation and a statement of the student's rights including the right to remain silent and the right to have an attorney present at any meeting or hearing relating to the matter.

At the dean's office meeting, the student will be told who is accusing her of cheating and what evidence the accusation is based on. If your friend has an explanation for the incident. this is her opportunity to tell her side of the story. The dean's office will investigate her explanation. Sometimes students are exonerated through this process and the accusation is dropped.

If your friend is not cleared of the cheating charge, two things can occur. It is possible that the case can be settled by an administrative disposition. which may result in a warning or the student being placed on probation. This usually only happens in cases where it is the student's first incident of cheating and the facts of the case convince the dean's office that mitigating circumstances exist and the student is not likely to do it again. If your friend's case doesn't fit this description, it might be referred to the judicial board. Only the judicial board. made up of five students and four faculty, has the power to suspend or expell a student.

A judicial board decision can be appealed to a higher board. In some cases on other campuses, lawsuits have been filed when students have been expelled for cheating. Except in cases where students' basic due process rights have been violated, the courts tend to uphold the school's handling of academic dishonesty cases.

If you have a legal problem or question for this column, send a letter to Ask Your Attorney, c/o Shelley Stall, Student Legal Services, Nebraska Union 335.

Job-hunting seminars begin today

ars for foreign students begins today at drafts which Phaneuf will review and 3 p.m. in the Nebraska Union. The seminar will be presented by UNL's have a final, usable version by the end International Educational Services and of the seminars. Career Planning and Placement.

troduction letter writing will teach to approach american employees and students the basic format, context and hunt for jobs effectively. Judy Wendorff,

A series of three job-hunting semin- ter, said. Students will form rough give advice about. He said students will

The emphasis of the series, Phaneuf Today's seminar on resume and in- said, is to teach foreign students how

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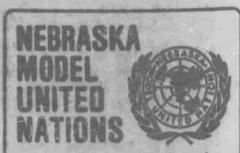
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foreign students and American students.

"The expectations are the same for both," Wendorff said, but foreign students may not know what is appropriate for job hunting in the United States. The seminars will cover the fundamentals all students need to know, Wendell said. Specifics such as when to be assertive, when to apply for jobs and what employers expect will be addressed, Wendell said.

The next seminar, on Feb. 28, will feature job hunting skills, and the March 14 seminar will cover interviewing skills.

Wendorff said she hopes about 15 to 20 of UNL's 1,000 foreign students will attend the seminar.



Delegation applications for these and other countries are still being accepted.

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