

Landlord-tenant law defines both parties' rights



David Rasmussen, Student Legal Services lawyer.

Nebraska has a new landlord-tenant law LB-293, that is scheduled to go into effect on July 1, 1975.

David Rasmussen, ASUN Student Legal Services lawyer, said Wednesday afternoon at the landlord-tenant legal seminar that LB-293 will be a great help to tenants by defining the rights and obligations of landlord and tenants alike.

He said most public libraries, as well as the Law College library on City Campus, have copies of the law available for study.

Rasmussen said renters run into problems because they don't know what they've signed in leases.

Rasmussen said most renters don't know how to get out of leases.

Ways to terminate leases

One way, he said, of getting out of a lease, is if the renter thinks there is a violation, such as bug-infested walls. He can call the city housing inspector, who will inspect the premises, and if there is a violation the landlord's license can be revoked.

Rasmussen said another way to terminate a lease is to give 30 days notice, preferably at the beginning of the month. By writing on the back of the rent check a person can indicate 30 day

notice; thus a person has proof he has given notice.

Rasmussen said he thought short term oral leases would be preferable to students because they are much easier to break.

He said this is especially true if your roommate leaves and you are responsible for the entire rent. A tenant is jointly liable, he said.

Preventive tips discussed

Rasmussen discussed preventive tips on renting. They include:

- find out who the actual owner of the property is and write down that person's mailing address and phone number.

- ask for the name and current address of the previous tenant and contact that person regarding the landlord and problems that may have occurred. If the landlord will not give the name, he may have something to hide.

- talk to one or two of the neighbors (when the landlord isn't present) about the property and the landlord.

- thoroughly inspect the property for defects or damages prior to entering into any agreements to lease. Check all appliances to make certain they operate. Make a list of the existing damages and have the owner or his agent sign and date it—then keep it in a safe place.

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ASUN considers religious policy

ASUN senators will wait until next week to decide whether to accept or reject a recommendation on religious policy submitted by the ASUN-CSL Religion Committee.

Senators who were disillusioned with the recommendation said that it was "nothing more than the old Regents policy." Others said it wasn't liberal enough or that it needed to be rewritten because of vagueness.

Near the end of the meeting, senators left and the quorum was lost. At the Dec. 11 meeting, the last one this semester, senators will decide whether to accept or reject the recommendation.

In other business, President Ron Clingenpeel gave the senators a presentation on decision analysis.

Decision analysis, a process which Clingenpeel became acquainted with during his recent trip to Wisconsin for a student leader-

ship conference, is designed to help senators make more rational decisions.

"You can take this process into any committee," Clingenpeel said. Clingenpeel explained that basically decision analysis is "putting down on paper the way you're going to make a decision."

He urged all senators to take notes on the process because he said it would be important for them to learn how to use the process in their committees.

First, Clingenpeel said, senators must differentiate between their needs and their wants. Then, they must weigh and rank their needs and wants.

He explained that weighing and ranking musts and wants are different processes. Ranking involves decisions that are most desirable.

The Constitutional Revisions Committee voted to form two groups to work on the constitution.

Senator Mark Hoeger suggested that they "divide into two groups—those who want to amend the present constitution and those who want to form a whole new constitution."

Hoeger proposed that the senators meet after each has done his study and make a recommendation to the Senate. If there is not agreement, a minority report may be submitted, Hoeger said.

The ASUN book exchange will be open during finals week in order to give students a chance to sell their books. It will be open from 10 a.m. until 5 p.m. that week.

Sharon Johnson, first vice president, urged senators who had free time to contact her. She said people are needed to help work during those hours.

Private cleaners save UNL money, ease labor shortage

By Randy Gordon

The continued use of a nonuniversity custodial company to clean UNL's Nebraska Hall has saved the university money and helped supplement a shortage of janitors at UNL, according to two university officials.

Ronald Wright, UNL assistant director of business and finance, said he proposed the use of an outside company to clean Nebraska Hall as an experiment because there was a shortage of custodian applications.

"Our custodians were trying to clean too many floors and were starting to get their doobers down," Wright said. "It was not done to take jobs away from university custodians because there weren't any there to begin with.

"In effect, we went out and bought labor that we couldn't obtain otherwise," he said.

System is economical

Wright said the contract system "has merit in a large and complex building like Nebraska Hall" because it is economical.

It was costing UNL \$90,000 a year to clean the building before the agreement with a

local maintenance company was reached in 1973, according to Wright.

He said the John Irwin Maintenance Co. cleaned the building for \$67,000 annually. The current contract is with the Hayman Janitorial Service. It calls for about \$60,000 yearly.

"But it (the contract system) has to be watched closely and evaluated often to see how well it's working," Wright added. "So far, the cleanliness level is fairly good."

The cleanliness level is a percentage of cleanliness set for buildings by the custodial and physical plant managers.

First contract cleaners

Wright said the use of contract cleaners began when a blanket order with the Irwin company, of 230 Wedgewood Dr., was approved by the UNL's Department of Administrative Services.

He said the agreement allowed Irwin's company to set up a cleaning system in Nebraska Hall for six months on a trial basis.

Wright said Irwin's custodians cleaned the building from May, 1973 to September, 1973.

The agreement did not require sealed

bidding because Irwin was hired as a consulting firm, for which bids are not required, Wright said.

Cleanliness studied

"We were really studying customary practices and the standards of cleanliness of contract cleaners," Wright said, "because there are no national standards set."

The current agreement with the Hayman firm, 630 N. Cotner, began Oct. 1, 1973 and has been renewed twice.

The Hayman company received the contract after having the lowest of four sealed bids, Wright said. The firm's bid, \$14,000 for a three-month period, compared to \$16,000 paid to the Irwin company for the same time period.

Wright said the bid was made with the Business Affairs Office and was ratified by the Board of Regents Finance Committee.

Ken Walvoord, UNL assistant custodial manager, said Custodial Services was having difficulty hiring new employees when the contracting program began two years ago.

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