

The Daily Tar Heel

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Renting property a slippery slope

BY SHANNAN BOWEN
SENIOR WRITER

Senior Raina Aronowitz never imagined she would have a laundry list of problems with her rental property last year.

Her father had suggested that her Ashley Forest apartment deck appeared dangerous. After several repair requests made to her landlord, she said, part of the deck broke and she suffered a bruised back.

"I was walking out one day and slipped on ice on the first step," she said. "I thought it was because of the ice, but I looked up and saw that the step was broken."

Aronowitz said her landlord sometimes did not make repairs in a timely manner — or at all.

Like many tenants who experience low-quality living situations, she did not report complaints beyond her property manager.

Tenants often are not aware of their full rights, said Maggie Bowers, senior code enforcement

SEE LANDLORDS, PAGE 6

Trials and tribulations in local rental properties

Since January 2005, 29 properties have been reported to the town of Chapel Hill Inspections Department on a range of complaints, with most properties receiving multiple complaints. The 29 properties were inspected for a total of 77 reported problems.

MOLD, FUNGUS AND AIR QUALITY

16.9 percent of all problems included mold damage, growth of fungus or air ducts not properly circulating air.

ELECTRICITY

10.4 percent of all problems included overloaded circuits and receptacles that needed to be repaired.

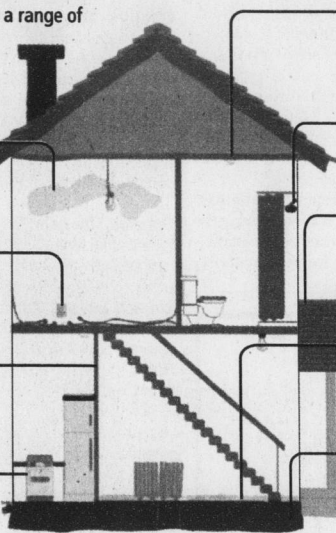
WALLS AND DOORS

11.7 percent of all problems included paint thinning and cracking, or weather stripping needing to be replaced.

APPLIANCES

2.6 percent of all problems included malfunctioning kitchen appliances.

SOURCE: TOWN OF CHAPEL HILL INSPECTIONS DEPARTMENT



SMOKE DETECTORS

2.6 percent of the problems included units lacking the proper number of functioning fire alarms.

PLUMBING

18.2 percent of problems included sewer failures or leaking faucets.

EXTERIOR STRUCTURE

16.9 percent of problems included windows that did not open, uneven porches and decks, or siding falling off the structure.

FLOORS, CARPETS AND TILE

6.5 percent of all problems included sinking flooring, ruined carpets or loose tiles.

RODENTS AND INSECTS

5.2 percent of all problems included mice running around, bees nesting in gutters or ants living inside the house.

DTH/FEILDING CAGE

Question and answer

with Dorothy Bernholz, Carolina Student Legal Services director

Q: What should I do if there is something my landlord needs to repair?

A: A landlord is not presumed to know about the need for repair unless you give proper notice. After notice, the landlord must respond "promptly." If the landlord is unresponsive or makes incompetent repairs, ask an attorney to make an inquiry on your behalf and, as a last resort, call the local housing inspector.

Q: How can I ensure that my full security deposit will be returned when my lease ends?

A: Your deposit, which is still legally your money, must be held in a trust account by the landlord and returned to you within 30 days of the termination of your lease. Your landlord is required to give a written account of any dam-

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Officials scrap priority plans

BY WHITNEY KISLING
STAFF WRITER

After widespread protest from students, housing officials have decided not to change the recontracting procedure to provide rising sophomores with the first crack at available rooms.

The decision, announced Friday in an e-mail from the Department of Housing and Residential Education, is a reversal from the department's previous plan to alter the traditional seniority process.

The original proposal was announced in January but met resistance from students in the form of a petition — the primary reason housing officials met last week to take a second look at the recontracting process.

Sophomore Elisabeth Pascale — who was involved in the petition's creation — said she is happy with the final result and the flexibility demonstrated by the housing department.

"They were really receptive and

SEE HOUSING, PAGE 6

Changes to the room recontracting process

► Upperclassmen will get priority in the new Ram Village apartments.

► Real-time sign-ups will be eliminated so that suite assignments will be random.

► Proposed prices per person each semester are: \$2,300 for air-conditioned residence halls; \$2,825 for private rooms in Ram Village; and \$2,700 for shared rooms in Ram Village.

► First- and second-year student presence on North Campus will be increased by 5 percent.

► The graduate student population in Odum Village will increase from 64 to 200.

ATTENTIVE FANATICISM



DTH/RICKY LEUNG

Senior Chip Cook sets up a tent near the student entrance to the Smith Center on Sunday afternoon. Cook is part of one of about 24 groups waiting for a prime position in the risers for Tuesday night's game against the Duke Blue Devils. Those fortunate enough to hold a riser

ticket began lining up at 7 p.m. Saturday to jockey for a front-row view. Carolina Athletic Association officials assigned each a number based on the time they arrived, and students are teaming up to man their posts and secure the coveted spots. Check Tuesday's Daily Tar Heel for the full story.

UNC body emerges

BY BRIANNA BISHOP
CITY EDITOR

Despite past contention about the University's approach to developing Carolina North, officials hope that the newest planning entity can wipe the slate clean.

"It's hard to turn back the clocks, but as much as possible I would like to have people think about it as (a new beginning)," said professor Ken Broun, former Chapel Hill mayor and chairman of the new UNC committee, Sunday.

The committee is meant to help

create a guiding set of principles for the planning of the University's proposed satellite campus.

The 14-member body includes faculty, three vice chancellors, two Board of Trustees members, and representatives from the N.C. Department of Transportation, state budget office, Chapel Hill-Carrboro Board of Education, Chapel Hill-Carrboro Chamber of Commerce and Empowerment Inc.

Both towns also have been asked

SEE PLANNING, PAGE 6

Carolina North planning committee members

► **Anita Badrock**, vice president of the Chapel Hill-Carrboro Chamber of Commerce

► **Delores Bailey**, executive director of Empowerment Inc.

► **Kenneth S. Broun**, Henry Brandis professor of law at UNC

► **Douglas J. Crawford-Brown**, UNC professor of environmental sciences and engineering and director of the Carolina Environmental Program

► **Mark Crowell**, associate vice chancellor for economic development and technology transfer

► **David King**, deputy secretary of transit for the N.C. Department of Transportation

► **David T. McCoy**, director of the N.C. State Budget Office

► **Roger Perry**, Board of Trustees member

► **Etta Pisano**, professor in the Department of Radiology and Biomedical Engineering at UNC

► **Lisa Stuckey**, chairwoman of the Chapel Hill-Carrboro Board of Education

► **Nancy Suttentfield**, vice chancellor for finance and administration

► **Holden Thorp**, professor and chairman of the UNC chemistry department

► **Tony Waldrop**, vice chancellor for research and economic development

► **Bob Winston**, Board of Trustees member

To be named:

Three by the Chapel Hill Town Council, Three by the Carrboro Board of Aldermen, Two by the Orange County Commissioners

HOLLOWAY FINED

BY KELLY GIEDRAITIS
STAFF WRITER

The UNC Board of Elections fined Bernard Holloway, a candidate for student body president, \$2.50 Friday for violating campus election laws.

Holloway's campaign members "acted irresponsibly when giving authority to a noncampaign worker to distribute fliers during dorm-storming hours," according to the decision released by the board.

The board found that a Holloway supporter slipped campaign materials underneath residents' doors in Ehringhaus Residence Hall.

Dorm-storming refers to the regulated process of campaigning in dorms — a point of contention in recent election cycles.

This is Holloway's second fine from the board and brings his total election fines to \$32.50.



Candidate Bernard Holloway was tagged with his 2nd campaign violation.

Some three weeks into election season, Holloway is the only candidate in any race with fines from violating election rules.

Candidates for any office are wary of fines because they can significantly limit the ability to campaign effectively.

"Fines could really put a curb on what you're trying to do," said junior Dustin Ingalls, who is running to defend his Student Congress seat.

Both Holloway and his opponent, James Allred, said they set aside a portion of their \$400 budgets in the event of violations.

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Hector's to relocate

BY MEREDITH LEE MILLER
SENIOR WRITER

The rumors are true.

Hector's, which has been perched at 201 E. Franklin St. since 1969, soon will be closing its doors and moving to a new location.

Co-owner José Constantino confirmed that the restaurant will be closing but said there are plans to move Hector's to another location downtown.

"The landlord wants the building, and that's pretty much the reason (for the move)," he said, citing expansion plans for the East End Martini Bar.

Jim Paliouras, of Paliouras Enterprise Inc., which owns the building, said the restaurant likely will close after business hours Saturday.

He said the martini bar will expand into the restaurant's space. "East End already had the lower part. ... It works best for them if they have the entire building."

He said the space where

Hector's resides was always too large for the restaurant. "We look forward to opening up Hector's in a smaller location."

The move will not be a first for Hector's. While the restaurant has been at the same location for more than 30 years, it first was located downstairs, Paliouras said.

There was a fire in the building in 1990. Five years later, Hector's returned, but it was moved to the upstairs location because there was a coffee shop downstairs, he said.

Paliouras, whose company has owned the building since 1988, said he has seen many businesses come and go while Hector's has remained.

Past occupants of 201 E. Franklin St. include The Continental Cafe, Caffe Trio, Blue Marlin Pub, Owen's Dress Shop and Spring Break Travel.

With the high turnover rate for businesses in Chapel Hill,

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online | dailytarheel.com

BEST IN THE BIZ Four N.C. cities are honored for business relocation hospitality

THE PRICE OF CHANGE N.C. Rep. writes lobbying ethics reform measure

EDITOR'S BLOG The word about some personnel changes at the newspaper

campus | page 4

UP, UP AND AWAY Children are wowed by astronaut Kathryn Thornton, now a UVa. professor, at a Saturday event, part of the Speaking of Science series.



sports | page 12

DAY OF STREAKS The UNC men's basketball team kept Clemson winless in Chapel Hill with an ugly 76-61 win Saturday. Bobby Frasier scored 16 points.

today in history

FEB. 6, 1995 The Racial Diversity Plan, the way in which housing is reserved for blacks on Middle and North campuses, is slated to continue next school year.

weather

Partly Cloudy
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