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First Annual Economic Conference

"Economics and the Quality of Life: What it Means to Community Development in the Capitol Region" is the title of a special conference that will be held at Penn State Capitol Campus on June 17 for community leaders, elected state and local officials, business representatives, public interest groups and community service organizations.

The conference is the first in what is scheduled to become an annual conference series at the campus entitled "Concerns of the Capitol Region."

The June 17 conference will focus on the Reagan Administration's New Federalism and its impact on communities in Southcentral Pennsylvania. Mr. Leonard Silk, economist and chief economic correspondent for the New York Times, will deliver the keynote address, "The New Federalism and Its Relationship to Economics and the Quality of Life."

In panel sessions and open discussion that will follow the keynote address, conference attendees will be given the opportunity to exchange thoughts and

ideas on how to meet the challenge of New Federalism while maintaining the quality of life in the Capitol region, according to conference coordinator, Mr. Irving R. Hand, chairman of Capitol's graduate degree program in urban and regional planning and director of the on-campus Institute of State and Regional Affairs. The conference is being conducted by Capitol's Public Affairs Division.

According to Mr. Hand, the conference will attempt to promote serious discussion about the issues raised by the Administration's policies, develop a sense of how to cope with the issues, identify future agendas for consideration and action, develop some specific recommendations relative to the Capitol area, and project a "sense of region" among the conference participants, each of whom will represent an organization or community in the Capitol Region.

"New Federalism policies affect a number of different areas," Mr. Hand said. "We have structured the June 17 conference to address a variety of issues, such as energy, environmental pollution, Three Mile Island, waste management, interest rates, housing, preservation of agricultural lands, economic development, employment and growth management."

A day-long event, the conference will begin with introductory remarks, "The Economic Condition of the Capitol Region," which will be given at 9 a.m., and will be followed by a brief presentation on the purpose of the conference. Mr. Silk's keynote address will begin at 9:20 a.m.

Student Leadership Conf. Slated

All club Presidents, Vice Presidents, Treasurers and Secretaries, Student Government Officers and Senators, and members of Student Court are reminded that the 1982 Student Leadership Conference will be held September 10, 11 and 12 at Stone Valley. I will be sending you further information (including a map) during the summer. The success of this conference depends on your participation, so please reserve these dates and plan to attend! If you have any questions, please stop by my office (W-104) or phone me at (717) 948-6273. Also, please make sure that we have your summer address and phone number so that we can contact you.

Have a great summer! I hope to see you at Stone Valley in the fall.

Kathy Branigan
Coordinator of
Student Activities

Three panel discussions will follow: "The Federal Initiative, State Response and Coping at the Local Level," "Problems or Opportunities for the Cities" and "The Future of Rural Communities in the Capitol Region."

Mr. Saul Kohler, executive editor of The Patriot News Company of Harrisburg, will deliver a concluding address, "How Can We Cope with the Future," and Mr. Hand will give a summary of the conference discussions, stating the relationship of the discussions to future activities and conferences at Capitol.

Funding for the conference is being provided by Bernard Hankin Builders of Exton, Pa., the Central Pennsylvania Chapter of The American Planning Association and the American Society for Public Administration, the Pennsylvania Department of Community Affairs' Bureau of Local Government Services, and Penn State.

Health Services

C.P.R. classes are available to all students, faculty, and staff. The classes are conducted both daytime and evenings. See the nurse in W102 for details.

WHAT IF your roommate had what seems to be the same illness you now have and offers you some left-over medicine that worked well? NO MATTER WHAT-DON'T TAKE IT, even when you are the same age, weight and physical condition, and the medicine is only a couple of weeks old.

WHAT IF you are taking medication and someone offers you a cocktail? DON'T TAKE IT. Alcohol is a depressant and may increase the effects of the medication.

WHAT IF you take medication faithfully and follow all the directions carefully and do not improve? Should you see another physician? NO. Go back to the physician and tell him how you feel.

WHAT IF you feel better after two days treatment, should you stop the medication? DON'T STOP. Follow the directions you are given.

WHAT IF the directions say take one dose three times a day? ASK whether the dose should be taken one hour before (empty stomach), during, or one-two hours after eating. Food may influence the absorption of the medication.

WHAT IF you can't remember whether you have taken your medication? DON'T TRY TO CATCH UP. Wait until the next dose is due.

WHAT IF you have medicines left over? THROW THEM OUT. Dispose of them safely by flushing them down the toilet.

A Point Of Law

The Lease

The binding force between a landlord and tenant is known as the Lease. A lease exists in every landlord-tenant situation, although where no written lease exists the parties often believe that there is no lease.

There are two forms of leases: express or implied. An express lease may be either oral or written, and either form is legally binding. It is easier to prove the existence and the terms of a written lease, and therefore the written form is recommended. In Pennsylvania, a lease of more than three years must be in writing in order to be enforceable, but an oral lease for fewer than three years is legally binding.

Thus, a written or an oral lease for two years at \$300 per month rent is binding on both parties for the entire two years, so long as the existence of the lease can be proven. The landlord cannot raise the rent or cancel the lease during this time, and the tenant cannot move out or refuse to pay the \$300 rent until the two years have expired.

If no written or oral lease exists, then the law implies a month-to-month lease. This means that either party can void or change the lease (e.g., increase the rent) by giving the other party 30 days' notice.

A controversial issue in Pennsylvania is that of the security deposit. The rules governing this topic are as follows:

1. During the first year of the lease, the security deposit may not exceed two months' rent.

2. During the second and subsequent years of the lease, the security deposit may not exceed one month's rent.

3. Prior to the fifth year of the lease, the landlord may demand an increase in the security deposit every time he raises the rent. He may not do this after the fifth year.

Example: If a one-year lease exists and the rent is \$250 per month, the landlord can demand a security deposit of up to \$500 for the first year. If the lease is renewed at \$300 per month, the landlord can demand only \$300 as a security deposit for the second year. He must refund any amount that he is holding from the first year that is in excess of \$300.

If the rent is \$375 during the fifth year and it is raised to \$400 in the sixth year, the landlord can demand only \$375 as a security deposit.

4. (The rules in this paragraph apply only after the second anniversary date of the payment of the security deposit to the landlord.) If the amount of the security deposit is over \$100, the landlord must place these funds in a bank account, either interest bearing or non-interest bearing. The landlord must notify the tenant of the name and address of the bank in which the money has been deposited.

5. If the money is placed in an interest bearing account, the landlord may retain 1 percent of the security deposit as his administrative expenses, and he must pay the remainder of the interest annually to the tenant on the anniversary date of the lease.

Where the landlord owns or controls three or more separate apartments in the same building, he may not prohibit the tenant from inviting a social guest or guest, family members or visitors, to his apartment dwelling unit, for a reasonable period of time, so long as the tenant's obligations not to destroy the premises or disturb the peaceful enjoyment of the premises by other tenants or neighbors are observed. These rights may not be waived by the tenant in the written lease, nor may the landlord place an extra charge for guests, family or visitors.