

MODULE LGS3010: CONSUMER & PROPERTY LAW

Level: Advanced

Theme: Social Context

Prerequisite: None

Module Description: Students identify laws relating to renting personal and real property, purchasing a home, making investments and building or renovating a home. Students describe methods for protecting the consumer, challenging issues and law-related careers.

Module Parameters: No specialized equipment or facilities.

Supporting Modules: LGS1010 You & the Law 1 (As a Consumer and as a Family Member)
LGS1020 You & the Law 2 (In Society and in the Workplace)

Curriculum and Assessment Standards

Module Learner Expectations	Assessment Criteria and Conditions	Suggested Emphasis
<p><i>The student will:</i></p> <ul style="list-style-type: none">identify and describe laws governing complex consumer transactions	<p><i>Assessment of student achievement should be based on:</i></p> <ul style="list-style-type: none">analyzing cases related to the concepts in the module. <p><i>Assessment Tool</i> <i>LGS3010–1: Consumer & Property Law Sample Case Study</i> <i>LGS3010–2: Consumer & Property Law Sample Case Study Analysis</i></p> <p><i>Standard</i> <i>Rating of 3</i></p>	100
<ul style="list-style-type: none">demonstrate basic competencies.	<ul style="list-style-type: none">observations of individual effort and interpersonal interaction during the learning process. <p><i>Assessment Tools</i> <i>Basic Competencies Reference Guide and any assessment tools noted above</i></p>	Integrated throughout

MODULE LGS3010: CONSUMER & PROPERTY LAW (continued)

Concept	Specific Learner Expectations	Notes
Renting Personal and Real Property	<p><i>The student should:</i></p> <ul style="list-style-type: none"> • describe the various types of bailments (parking, rental, repair, storage, liens, etc.) • describe the rights and responsibilities of bailors and bailees in specific situations • explain the basic principles of contract law that apply to rental agreements • define different types of rental arrangements; e.g., fixed term (lease), periodic, at will and temporary (e.g., hotels, innkeepers, rooming houses) • describe liability implications of leasing property • identify items to be considered if assigning or subletting • research the legal implications of two or more people living together for economic reasons. 	<p>Lease agreement <i>Residential Tenancies Act</i> Property management company</p>
Purchasing a Home	<ul style="list-style-type: none"> • differentiate between real and personal property • research various forms of property ownership • describe the rights of the property owner; e.g., water rights, air space, quiet enjoyment • explain the procedures involved in listing a property for sale • describe elements included in an offer to purchase • outline the various searches necessary to investigate the purchase • contrast methods of financing the purchase • compare the rights and obligations of the mortgagee with those of the mortgagor • describe the role of various professionals in buying and selling property (realtors, lawyers, assessors, surveyors). 	<p><i>Builders' Lien Act</i> Condominium association Documents related to an offer to purchase (available at any real estate or law office) <i>Real Estate Agents' Licensing Act</i> Real Estate Council Legal Resource Centre Title registries Real estate agent Conveyance lawyer Mortgage agreement Appraiser</p>

MODULE LGS3010: CONSUMER & PROPERTY LAW (continued)

Concept	Specific Learner Expectations	Notes
<p>Making Investments</p>	<p><i>The student should:</i></p> <ul style="list-style-type: none"> • explain types of investments that are available • research the regulations that pertain to various types of investments • describe the need for more or less regulation by governments • outline tax implications of various investments. 	<p>Alberta Stock Exchange <i>Law Now</i> Feb./Mar. 1997 Mutual funds RRSP pamphlets Income tax office Government bonds (Canada Savings Bond information) <i>Income Tax Act</i> <i>Canada Deposit Insurance Corporation Act</i> <i>Companies Act</i></p>
<p>Protecting the Consumer</p>	<ul style="list-style-type: none"> • describe legal protection of a consumer (common law, statute law, contract law, government agencies) • identify consumer protection legislation • compare Alberta’s laws relating to consumers with those of the federal government • describe various agencies that assist the buyer and seller • outline the steps to be taken in solving a consumer problem • explain the implications of purchasing a new or used item and the source from which it is purchased; e.g., retail stores, pawn shops, second-hand stores • describe the role of the credit bureau in providing information on an individual’s credit rating • describe the assignment, breach and discharge of a contract. 	<p>Industry Canada, Consumer Products <i>Hazardous Products Act</i> <i>Consumers Packaging and Labelling Act</i> <i>Textile Labelling Act</i> Advertising Standards Council of Canada Industry Canada Bureau of Competition <i>Competition Act</i> Better Business Bureau Food inspector, Agriculture Canada Hotel and Restaurant Association of Canada Agriculture and Agri-Food Canada <i>Food and Drug Act</i> <i>Unfair Trade Practices Act</i> <i>Direct Sales Cancellation Act</i> Manager of customer service department of any major store Canadian Standards Association</p>

MODULE LGS3010: CONSUMER & PROPERTY LAW (continued)

Concept	Specific Learner Expectations	Notes
Building or Renovating a Home	<p><i>The student should:</i></p> <ul style="list-style-type: none"> • outline legal procedures involved in building a home; e.g., contracting help, insuring, financing liens, zoning • explain the role of various contractors and trades in building or renovating property. 	<p>Development Appeal Board</p> <p>Zoning Branch of municipal government</p> <p><i>Builders' Lien Act</i></p> <p>Contractors associations</p>
Challenging Issues	<ul style="list-style-type: none"> • identify some challenging issues such as: <ul style="list-style-type: none"> – volunteers – intellectual property rights – unconscionable interest rates – “lemon” laws – conflicting property rights • research one or more of these issues • research the laws in Canada regarding the issue(s) • compare legislation in Canada with that in other countries • research alternatives • propose possible solutions. 	
Law-related Careers	<ul style="list-style-type: none"> • describe careers in consumer and property law; e.g.: <ul style="list-style-type: none"> – consumer advocate – arbitrator and mediator – lawyer within government or business – private security officer. 	