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### **Firouz Rahmanzadeh—May His Memory Be Eternal**

It is with great sadness that we write about the passing of our former student, Firouz Rahmanzadeh, who died on February 20, 2008. A service of remembrance was held at the Sheraton Hotel on February 25. Firouz, originally from Iran, was the managing director of the Training Systems Institute of the School of Education. He was the husband of Fariba Rahmanzadeh, international student advisor. The staff of Slutzker Center and colleagues from across campus extend their deepest sympathy to Fariba, her son and daughter, and all of her relatives. Firouz will be greatly missed.

### **Syracuse Symphony Tickets Available**

As a benefit of membership in the International Center of Syracuse, ICS student members may claim **two free tickets** to the Friday (2/29) or Saturday (3/1) concert by emailing Pat Burak at the Slutzker Center directly ([paburak@syr.edu](mailto:paburak@syr.edu))! "First come, first served!" Those tickets which are not claimed by ICS student members may be distributed to any other student. If you are not a member but would like to have two free tickets for this weekend's concert, please email me right away and I will put your name on the list and I will let you know after 12 noon on Friday. You may take the free [Connective Corridor bus](#) from campus to the Civic Center, and back to campus (this is definitely better than driving your own car and paying for parking!). Information about the concert appears below:

### **MENDELSSOHN'S VIOLIN CONCERTO**

James Judd, conductor

Tai Murray, violin

*Winner of the 1988 Sphinx Competition*

BERLIOZ *Roman Carnival Overture*

MENDELSSOHN *Violin Concerto in E minor, Op. 64*

ELGAR *Symphony No. 1 in A-flat Major, Op. 55*

We begin with Berlioz's vivid *Roman Carnival Overture* and conclude with a symphonic excursion penned by Judd's countryman, Elgar. In between, Tai Murray performs the much-beloved Mendelssohn Concerto.

### **Phi Beta Delta Induction Ceremony Scheduled for March 17, 2008**

Many students and scholars have been invited to join the international honorary society, Phi Beta Delta, Alpha Sigma Chapter. Letters went out by email two weeks ago, and nominees have until March 7 to reply. Membership in an honorary society is quite prestigious, and allows you to engage in activities across campus, the country and the world with a global perspective. If you were invited and have not yet replied, please do so immediately. If you have any questions, please direct them to the Alpha Sigma Chapter President, Dr. Geraldine de Berly at [gdeberly@uc.syr.edu](mailto:gdeberly@uc.syr.edu), or the Chapter Coordinator, Dr. Patricia Burak, at [paburak@syr.edu](mailto:paburak@syr.edu).

Nominations were carefully submitted by current members of the executive board of the Alpha Sigma Chapter of Phi Beta Delta. We truly hope that you will make the decision to join this society. Senior Vice President and Dean of Student Affairs Barry L. Wells will be inducted as an honorary member and will present the keynote address at the induction ceremony on March 17 at 4 p.m. in Grant Auditorium in the Law School. New inductees and current members are most welcome, encouraged to attend, and invite friends and family to be present for this honor and formal induction ceremony. A reception will follow the formal induction ceremony in the Heritage Lounge of the Law School.

For pictures of last year's induction ceremony, please view our [website](#).

### **MayFest Performance Applications are now available!**

If you and your ethnic/cultural group are interested in performing during the MayFest After Dark International Festival, which will take place on April 22, 2008, please contact Cyre Quinones at [cmquinon@syr.edu](mailto:cmquinon@syr.edu) immediately. Performances will be scheduled between 6 p.m. and 9:00 p.m. A final schedule will be submitted for publicity purposes right after Spring Break. If you would like to be included, you must have submitted your application and been accepted prior to that time. We hope that you will enjoy this event. For pictures from last year, please check out our [website](#).

### **Support the American Heart Association**

Support the American Heart Association (AHA) and their mission: "Building healthier lives, free of cardiovascular diseases and stroke"--Stop by the Slutzker Center for International Services to purchase a red AHA support bracelet (\$2) and/or an AHA donation heart (\$1).

### **James Joyce Club of Syracuse Discussion of Ulysses**

The James Joyce Club of Syracuse invites you to attend a reading and discussion of the James Joyce masterpiece, *Ulysses*. This is a great opportunity to enhance your literary interest and have an evening of fun. Feel free to bring a fried.

Day: March 6, 2008  
 Time: 7:00 p.m.  
 Location: Slutzker Center for international Services  
 RSVP: Amie at 443-2457  
 This event is free; refreshments will be served.

### **Nowrouz Celebration 1387**

The Iranian Community of Syracuse invites you to enjoy a fun-filled evening to welcome the arrival of spring.

Day: Saturday, March 22, 2008  
 Time: 7:00 p.m.- 1:00 a.m.  
 Location: Doubletree Hotel Ballroom, 6301 Carrier Pkwy, East Syracuse, NY

RSVP: By March 10, 2008  
 Submit [RSVP form](#) together with a check payable to "Mehrzad Boroujerdi" and mail to: 4412 Jack in the Pulpit Circle, Manlius, NY 13104.

For more information contact, [Dr. Boroujerdi](#) (315-885-4055), or Ms. Ziaei (315-695-3332).

#### Lease & Legal Terms Glossary

Action: A legal proceeding by which one demands or enforces one's rights in court.

Arrears: Overdue rent.

Assignment: The transfer of rights or property from one person to another.

Automatic Renewal Clause: A provision in a written lease that allows the lease to be automatically extended upon expiration of a term or tenancy. (See also "Fixed Term Tenancy.")

Breach: A violation of one or more provisions of a lease or contract.

Caveat Emptor: A concept meaning "buyer beware;" summarizes the rule that when renting or buying housing, one must examine and test the condition of a premises for him or herself.

Civil: A noncriminal legal matter; housing disputes are typically handled in civil courts.

Constructive Eviction: Occurs when a tenant vacates premises due to the landlord's gross interference with his lawful enjoyment of the premise.

Contract: An agreement to do or not do a particular thing.

Damages: Usually a sum of money awarded to a landlord or a tenant as compensation for a financial loss caused by the other party.

Default: A failure to fulfill a legal obligation, particularly payment of rent.

Dispossess: Remove a person from land; eviction.

Eviction: Dispossession by process of law; turning a tenant out of possession.

Exculpatory Clause: A clause within a written lease that relieves one party from any liability resulting from a negligent or wrongful act.

Expiration: The ending of a rental agreement by its own provisions, i.e. the term of lease is over.

Fixed Term Tenancy: A tenancy of a definite duration that ends at an expiration date stated in the lease agreement. (See also "Automatic Renewal Clause.")

Fixtures: Property that is attached or annexed to a structure, such as sinks and light sockets.

Holdover Tenancy: Occurs when a tenant retains possession of a premises after the term of lease has expired.

Housing Codes: Regulations written by a state, county, or local government which establish certain minimum standards of habitability for residential property.

Judgment: A decision or opinion of the court, usually awarding money damages.

Landlord: One who owns and leases real estate.

Lease: A contract by which one conveys the right to possession of real estate to another for a designated length of time and usually for a specified monetary rent.

Lessee: A tenant under a lease.

Lessor: One who grants a lease (landlord or his agent).

Liability: The state of being legally responsible.

Mitigate: Taking action to make damages less costly or severe.

Notice: An oral or written forewarning of a legal event.

Notice of Petition to Recover Possession of Real Property: A legal document, often accompanying a petition to recover possession of real property, which informs the tenant of the date, time, and place of an eviction hearing.

Parties: Persons involved in a legal contract; the lessor and a lessee under a lease.

Periodic Tenancy: A tenancy that continues indefinitely until terminated by one of the parties. The month-to-month tenancy is the most commonly used periodic tenancy.

Petition to Recover Possession of Real Property: A legal document presented to the tenant at the commencement of an eviction proceeding which states the grounds for eviction and the remedy that is being sought.

Premises: The property conveyed in a lease; a building, a house, an apartment, a dwelling unit, etc.

Property: That to which a person has a legal title; real estate that one has the legal right to possess, use, and enjoy.

Quit: To leave or vacate.

Remedy: A legal means to redress grievances or to correct a wrong.

Rent: A sum agreed upon between a landlord and a tenant to be paid at fixed intervals.

Retaliatory Eviction: An attempt by a landlord to evict a tenant in retaliation for the tenant's complaint of a housing code violation to the appropriate enforcement agency.

Right to Quiet and Peaceful Enjoyment: Generally reflects the landlord's promise to the tenant that he/she has title to the premises that allows him/her to rent to the tenant.

Security Deposit: Money deposited by a tenant with the landlord as security for full and faithful performance by the tenant of the terms of the lease.

Sublease: A lease by a tenant to a third party, usually conveying the leased property for a shorter term than the tenant's term. The original tenant remains completely liable to the landlord for rent.

Summary Proceeding: The legal procedure a landlord must follow to evict a tenant.

Tenant: One who holds or possesses premises under a lease.

Tenancy: A holding of real property; also, the period of a tenant's occupancy or possession of premises.

Term: The period of time for which a lease is granted.

Termination: The ending of a rental agreement by action of either party not resulting merely from the passage of time or from provisions of the lease limiting the term.

Utilities: Usually heat, hot and cold running water, and electricity supplied to a premises.

Warrant: A document granting authority to do something; can be used to authorize a sheriff to physically remove a tenant from a premises.

Warranty of Habitability: An implied warranty in every lease (even if it is not stated explicitly in the lease) that the condition of the premises rented is free of any defects that might harm the health, safety, or welfare of the tenants.

-- [Office of Orientation and Off-Campus Programs](#)