



# E-Mail Newsletter

OCTOBER 2012

## Office hours:

### Neepawa:

Resource  
Centre

290 Davidson

Effective Sept  
10<sup>th</sup>

Monday 9-6

Tues-Fri

11:00 – 6:00

**All  
services  
are free  
of charge**

## Neepawa & Area Immigrant Settlement Services Services for people from around the world

### What we do:

We provide assistance to people who are learning to live in a new country. Settlement services help people develop skills and knowledge to participate in a new society.

### Settlement Assistance:

- Information and orientation about life in Canada and your community
- Help filling out forms such as: Manitoba Health, SIN, Manitoba Provincial Nominee, Permanent Resident, Criminal Record Check, etc.
- Support, information and assistance concerning immigration issues
- Advocacy referrals
- Referrals for education, employment and housing
- Commissioner of Oaths and Notary Public services

### **DANGER!! DO NOT POST PERSONAL INFO ON FACEBOOK !!!**

**It has come to our attention that some of you have been posting personal information on your Facebook page.**

**This information is enough to advise a potential thief all they need to know to obtain credit in your name. And you may be responsible to pay for the bills the thief charged. The legal result of this is unbelievable and may end up costing you money for lawyers to help you straighten everything out for you. And that may not happen for years!**

**Identity thieves can even find a way steal away your home!**

**Identity theft is a form of stealing someone's *identity* in which someone pretends to be someone else by assuming that person's identity usually to access resources or obtain credit and other benefits in that person's name.**

**Do not post any of your credit card numbers, Immigration information, driver's license, your social insurance number, your birth certificate, your passport information or your Manitoba Health information.**

**So, if you have posted something on Facebook? Remove it right away! If you have to scan it to someone for Immigration purposes ... come see us. We can help you.**

### **Community Immigration Meetings:**

Each month, there is a Community Immigration Meeting attended by those who are wishing to participate in some way in the settlement of the newcomers to the area. This meeting has always been an open meeting to anyone who wish to attend and we would love to see you there. The next meeting will be held October 24<sup>th</sup> at 6 pm at the Town Office – Council Chambers.

### **RCMP Info Session:**

The RCMP would like to invite you to an information session regarding the Canadian and Manitoba Laws, somewhat along the same information given to you at the Orientation Session ... but more detailed. The Info Session is set for Thursday October 25<sup>th</sup> between 5-6 pm at the Neepawa Public Library.

### **Koats for Kids:**

Held by the United Way, a Koats for Kids is a yearly event for those who require coats for their children and cannot afford to purchase one. Also, if you can donate any clean, gently used winter articles for the children ... please bring them to the Neepawa Resource Centre up to October 23<sup>rd</sup>. The Koats for Kids giveaway will be held Wednesday, October 24<sup>th</sup> at the Neepawa Public Library from 5-7 p.m.

### **Counting Cash and Resume Writing Workshops**

Westlake Employment Skills & Services Centre is holding a **Counting Cash Workshop** on Thursday, October 11<sup>th</sup> from 1-3 pm at the Neepawa Public Library.

They are also holding a Resume Writing Workshop on Thursday October 18<sup>th</sup> and 25<sup>th</sup> from 1-3 pm at the Library.

Registration is not necessary but encouraged.

**\*\*\*OUR OFFICE IS GOING TO BE CLOSED ON FRIDAY, OCTOBER 5TH AND FRIDAY, OCTOBER 12TH\*\*\***

### **Rental Housing:**

**Neepawa** – 154 – 1<sup>st</sup> Avenue, \$200/person includes internet & utilities. Fridge/stove/washer/dryer/dishwasher. 2 rooms could have 2 beds in each room. No phone. Contact Sonny Cabanela @HyLife on the afternoon shift 4-1 am on the kill floor.

**Neepawa** – less than a 15 minute drive to HyLife and 3 miles north of Neepawa. 3 bedrooms w/2 persons each and a living room with a outside entrance. \$250.00 each includes all utilities. Call Trevor @204-841-1777.

**Neepawa** – 617-1<sup>ST</sup> Avenue, \$280.00 per person, 3 bedrooms to share. Includes fridge/stove/washer/dryer/dishwasher and internet. Contact Julia at 204-841-4806.

**Neepawa** – 3 bedroom house @5<sup>th</sup> and Mill Street. Fridge/Stove/Washer/Dryer/Dishwasher. \$1,000.00/month plus utilities. Plus Damage deposit of \$500.00. Lease starts Sept 1<sup>st</sup>. Call Kate for an appointment @204-841-4498.

**Neepawa** – bedroom to share in a house which already has Philippine HyLife employees in it. Fridge/Stove/Washer/Dryer/Dishwasher. 280 Main Street. \$275.00/month includes utilities and internet. Requiring deposit of \$150.00. Call Euna Lee at 204-841-1036.

**Neepawa** – 296 – 5<sup>th</sup> Avenue, includes fridge/stove/washer/dryer. Utilities not included. 2 rooms for 2 people @\$800.00/month for the house. Contact Ladawan Wilier @204-871-0473 NOTE: Not furnished, Owner wanting to charge more for more people.

**Minnedosa** – 1 room in basement/ 2 beds. Each bedroom has 2 beds. \$350 w/o car in winter \$400.00 with car in winter.

Fridge/stove/washer/dryer/dishwasher. Contact Mary @204-867-3827.

**Plumas** – 5 bedroom house includes fridge and stove. Garage with large yard. Utilities not included. \$700.00/month or \$250.00/person, minimum 5 persons. Call Martha 204-212-0807 or 204-808-6318.

**Plumas** – 2 bedroom house includes fridge/stove/washer/dryer/AC. Utilities not included. \$800.00 plus \$800 damage deposit. Contact Don and leave a message at 204-386-2634.

**Plumas** – 15 minutes north of Plumas, Farmhouse for rent 2-4 people, rent negotiable. Contact Caroline or Ron at 204-476-4025.

**Arden** – 4 bedroom house includes fridge/stove/washer/dryer. No utilities included. Rent is \$850.00 plus damage deposit of \$850.00. Call Don and leave a message at 204-386-2634.

**Gladstone** – 1 bedroom house \$500.00 includes utilities, fridge/stove/washer/dryer. Call 204-385-3636 or 204-249-0019.

**Gladstone** – 2 bedroom home. Includes 6 appliances, heated garage, front & back patio, no smoking or pets. Contact 204-385-2762 or egclarke@gladstone.ca.

## **INTERNATIONAL ENGLISH LANGUAGE TESTING SYSTEM**

You must pass your I.E.L.T. test (International English Language Testing System) before applying for a Manitoba Provincial Nominee Program if you arrived in Canada after July 1, 2012. These are the levels the Government is looking for:

Listening: 4.5, Reading: 3.5, Writing: 4, Speaking: 5

Ask us where to take your English lessons. You have plenty of options no matter what shift you are on.

## **Banking News**

### **8 Steps to Take When Purchasing a Home**

**Step 1 - Pre-Approved Financing** - Obtaining pre-approved financing by your local bank is very important as it will help determine how much of a home you can afford. **Remember, you DO NOT need your Permanent Residency to be approved for a mortgage (anyone with a valid work permit is eligible to apply)!**

**Step 2 – Real Estate Agent** – A Real Estate Agent will work with you at NO CHARGE to help you find the best home for you!

**Step 3 – Offer to Purchase** – Once you have found your dream home, have your Real Estate Agent prepare your offer to purchase, making sure everything you want to be included is written in the offer (if you are buying privately, please consult with your lawyer to help). Don't forget to ask the seller if they have a survey certificate... it can save you money! If your existing home needs to be sold first, put **"subject to sale of property"** on the Offer to Purchase. **Always put "subject to financing" (even if you are pre-approved)!**

**Step 4 – Lawyer** – You will need a lawyer to prepare your mortgage documents for the purchase of your new home. Please be aware there will be legal expenses to be paid, including a "land transfer tax."

**Step 5 – Finalize the Mortgage Approval** – Bring in your accepted Offer to Purchase (with a copy of the "MLS" listing) to your mortgage specialist to for final approval. Once this is confirmed, they will provide you notification that your mortgage has been approved so you can remove the financing condition from your offer.

**Step 6 – Final Steps**– Approximately 2 weeks before possession, contact your lawyer to arrange a meeting to sign all documents. This is when you will need your down payment funds ready & confirmation of fire insurance for the lawyer.

**Step 7 – Your payments** – Your mortgage payments usually start 2 weeks after the possession date (if they are bi-weekly), or 1 month later (if monthly).

**Step 8 – Enjoy your new home!**

**Dan Delfin**  
Account Manager, RBC Royal Bank  
204-212-0928 / [danilo.delfin@rbc.com](mailto:danilo.delfin@rbc.com)

### **Medical Services**

Hurray! You are now in Manitoba and are covered under the Manitoba Health Care Program. But until you receive your health card in the mail, it is **critical that you** bring your immigration papers to the Doctor's and/or hospital so you can be seen free of charge.

Once you receive your purple Manitoba Health Card, keep it with you at all times. In your wallet or purse. **Always.**

Your **Manitoba Health card** expires on the same day as your work permit. Be sure to bring your new work permit to the Settlement Office as soon as you receive it so that your benefits can be updated. If you do not do this you will be charged for medical services.

### **Permanent Landing Papers:**

Never throw away your landing papers ... even when you get your PR cards. Keep them in a safe place. You will need them one day! Guaranteed.

### **Letter from your Editor:**

So many changes. Fall is here and the weather seems to have changed overnight. The Barbeque was wonderful and so was the food! The weather was so warm. We think there were 400 people there that day! Thanks again to the Filipino Volunteers, what would Neepawa do without you? The children are back to school now and the leaves are turning gold with the fall colours. The church fall dinners will begin soon and if you get a chance to go to one ... try. They are a wonder to behold! As fall is. As you all are to me.

God bless.

**Contact information:**  
**Cheryl Campbell**

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