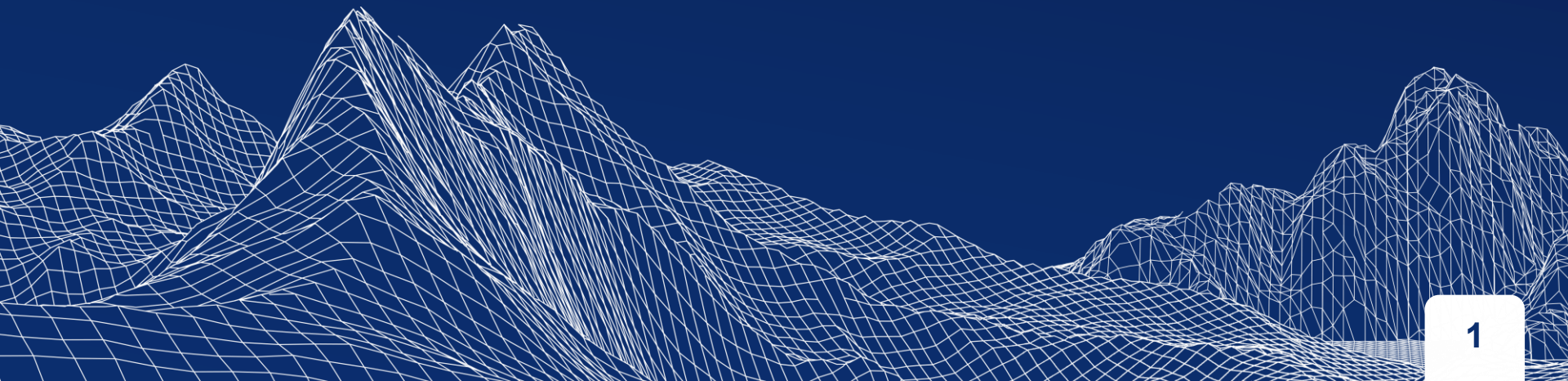
NATIONAL GEOGRAPHIC LEARNING

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STANDOUT 5

Team Project 4



Read the conversation.

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Landlord: Hello?

Ming Mei: Hi, Mr. Martin. This is Ming Mei from the apartment on Spring Street.

Landlord: Oh, hi, Ming Mei. What's going on with the roof?

Ming Mei: Well, after all the rain we had this weekend, the roof started leaking. I think there may be a pool of water still on the roof because water is leaking through our ceiling even though the rain stopped.

Landlord: Oh, no. Has it damaged the carpet?

Ming Mei: No, we caught it right away and put a bucket down to collect the drips.

Landlord: Oh, great. Thanks for being on top of it. I'll have my handyman come over and look at the roof and your ceiling. Can you let him in around ten this morning?

Ming Mei: I have to go to work, but I can get my sister to come over.

Landlord: Great. Thanks for calling, Ming Mei.

Ming Mei: Thank you, Mr. Martin.

Practise the conversation.

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Ming Mei: Hi, Mr. Martin. This is Ming Mei from the apartment on Spring Street.

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Ming Mei: I have to go to work, but I can get my sister to come over.

Landlord: Great. Thanks for calling, Ming Mei.

Ming Mei: Thank you, Mr. Martin.

Read the conversation.

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[Approx. 1 min]

1.**Q:** If your landlord violated the implied warranty of habitability, what could you do?

A: I could report the issue to local housing authorities, request repairs in writing, or withhold rent until the problem is fixed. In serious cases, I could take legal action or move out without penalty.

2.**Q:** According to the list of questions that courts will ask, what are some situations in which you could take a landlord to court?

A: If the apartment has no heat in winter, unsafe electrical wiring, broken plumbing, or serious pest infestations, I could take the landlord to court for violating health and safety standards.

3.**Q:** What are some situations when you couldn't take a landlord to court?

A: If the issue is minor—like peeling paint, slow internet, or noisy neighbors—I probably couldn't sue. Courts focus on serious problems that affect health or safety.

Review the conversation and select pairs to read the conversation.

Practise the conversation.

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[Approx. 3 mins]

1.**Q:** If your landlord violated the implied warranty of habitability, what could you do?
2.**Q:** According to the list of questions that courts will ask, what are some situations in which you could take a landlord to court?
3.**Q:** What are some situations when you couldn't take a landlord to court?

Select pairs to change the conversation with your prompts.

Read the conversation.

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[Approx. 1 min]

1.**Q:** How can light help prevent burglaries?
A: Bright lights make it harder for burglars to hide. Motion-sensitive lights and timers can make your home look active even when you're away.
2.**Q:** How can you make it harder for burglars to break in?
A: Use deadbolt locks, double-key locks on glass doors, and extra locks on windows and patio doors.
3.**Q:** How can noise help protect your home?
A: A barking dog or a loud alarm system can scare burglars away and alert neighbors or police.
4.**Q:** What are the three main ways to prevent theft?
A: Light, time, and noise are the most effective tools to protect your home from burglary.

Review the conversation and select pairs to read the conversation.

Practise the conversation.

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[Approx. 3 mins]

1. **Q:** How can light help prevent burglaries?
2. **Q:** How can you make it harder for burglars to break in?
3. **Q:** How can noise help protect your home?
4. **Q:** What are the three main ways to prevent theft?

Select pairs to change the conversation with your prompts.

Explain the scene to the students.
[Approx. 5 mins]

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Scenario: Property Maintenance & Safety Review

A **property management company** oversees several residential buildings. After a weekend of heavy rain and a recent increase in break-ins in the neighborhood, three people become involved in the same issue from different professional angles.

- A **tenant** reports a serious maintenance problem.
- A **landlord** responds and coordinates repairs.
- A **property & safety consultant** is later involved to review habitability standards and theft prevention.

Roles

- **Ming Mei** – Tenant and working professional living in the building. Practical, calm, and informed about her rights.
- **Mr. Martin** – Landlord and property owner, responsible for repairs and legal compliance.
- **Jordan** – Property management & security consultant hired to assess safety risks and legal exposure.

Sample Conversations

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[Approx. 5 mins]

Landlord: Hello?

Ming Mei: Hi, Mr. Martin. This is Ming Mei from the apartment on Spring Street.

Landlord: Oh, hi, Ming Mei. What's going on with the roof?

Ming Mei: Well, after all the rain we had this weekend, the roof started leaking. I think there may still be a pool of water on the roof because water is leaking through our ceiling even though the rain stopped.

Landlord: Oh no. Has it damaged the carpet?

Ming Mei: No, we caught it right away and put a bucket down to collect the drips.

Landlord: Good thinking. Thanks for being on top of it. I'll have my handyman come over and check the roof and the ceiling. Can you let him in around ten this morning?

Ming Mei:I have to go to work, but I can get my sister to come over and let him in.

Landlord: Perfect. Thanks for calling, Ming Mei.

Ming Mei: Thank you, Mr. Martin.

Jordan: So the leak was handled quickly, which is good. If it hadn't been, this could've turned into a **habitability issue**.

Mr. Martin: Meaning legal trouble?

Jordan: Potentially. If a landlord violates the implied warranty of habitability, a tenant can **report the issue**, **request repairs in writing**, **withhold rent**, or even **take legal action** in serious cases.

Mr. Martin: What counts as "serious" in court?

Jordan: No heat in winter, unsafe electrical wiring, broken plumbing, pest infestations—anything affecting health or safety. Minor issues like peeling paint or noisy neighbors usually don't hold up.

Mr. Martin: Good to know. I want to stay ahead of that.

Jordan: While we're talking safety, this building could use better burglary prevention.

Ming Mei: What actually works?

Jordan: Three things: **light, time, and noise**. Bright lights—especially motion-sensitive ones—make it harder for burglars to hide. Timers make apartments look occupied.

Mr. Martin: What about physical security?

Jordan: Deadbolt locks, double-key locks on glass doors, and extra window locks. The harder it is to get in, the more likely a burglar gives up.

Ming Mei: And noise?

Jordan: Alarms, barking dogs, anything loud. Noise scares burglars off and alerts others.

Mr. Martin: Looks like we'll be upgrading more than just the roof.

Ming Mei:I'm not complaining. Dry ceilings and fewer break-ins sound like a win.

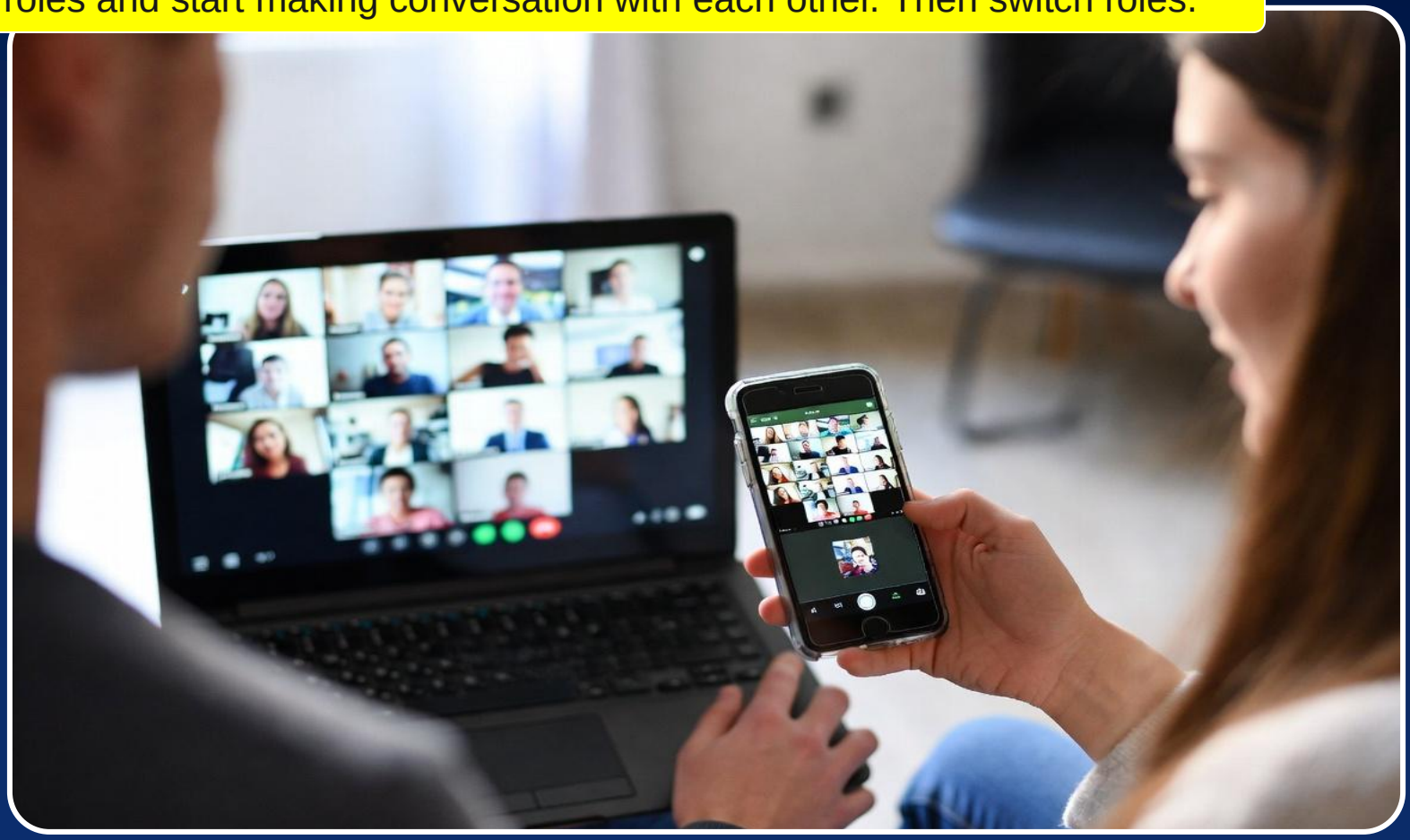
Select groups to read the conversation.

In groups

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Take roles and start making conversation with each other. Then switch roles.



[Approx. 6 mins]

Put the Ss in breakout rooms and have them perform the conversation based on the scenario. All the roles must be switched among them.

Class Sharing

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[Approx. 10 mins]



Ask all the groups to quickly share in class.