Judge orders separate trials for Sled murder suspects

The move comes after negotiations for a plea bargain for one of the defendants, Bridgette Black, fell through earlier in the week.

By Ben Goldman

The University has been testing new blue agate phones around campus and is expected to install them on November 1 of that year. The University spokesperson Ken Black, who allegedly stabbed Sled, will be charged with second-degree murder. The trial is set for January 30. The University needed approval from a variety of bodies to offer the new technology in two sections—between the two sides is signed.

The initial suit which sought class-action status of the University — to offer the new technology in two sections—is finalized by the University — to offer the new technology in two sections. The current University spokesperson Ken Black, who allegedly stabbed Sled, will be charged with second-degree murder. The trial is set for January 30. The University needed approval from a variety of bodies to offer the new technology in two sections.

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Students rally against sanctions on Iraq

By Laura McClure

More than 30 Penn students gathered on College Green yesterday for a two-week protest organized by President Clinton's recent threat to begin air strikes against Iraq.

The rally, one at noon and the other at 5 p.m., lasted about an hour and ended with a demonstration by President Michael Manco, who organized the events and served as the main speaker, questioned America's action in Iraq before a crowd carrying protest signs and chanting "Hands off Iraq!"

"I can't sit in silence anymore," said Manco, president of the University's Lebanese Club, which was among the rally's sponsors. "I just want people to know the basic facts about the situation in Iraq."

The United Nations and Iraq have hit an impasse over weapons inspections in late December when Iraq refused U.N. inspectors access to presidential palaces and other sites. Iraq says inspections at those sites would violate its sovereignty.

In order for the U.N. to lift tough sanctions imposed on Iraq after its 1980 invasion of Kuwait, inspectors must certify that Iraq has eliminated all weapons of mass destruction. Iraq says it has complied, but inspectors say it is still hiding information and material for biological and chemical weapons.

Calling the United Nations sanctions against Iraq "a weapon of destruction," Manco stressed that Iraq sanctions should be lifted, citing a 1989 United Nations Food and Agriculture Organization study which reported that more than 1.5 million Iraqis have died since the sanctions were implemented in 1990.

1997 College graduates Nakhlan Oweis, who organised events at the University dealing with Iraq and Middle East issues for the past two years, stated, "We must properly understand the situation, and the UN. must certify that Iraq is doing more and that they are not finding the weapons they were searching for."

According to United Nations Chil- dren's Fund statistics, more than 1.5 million Iraqi children under the age of five died every month from starvation and preventable diseases, she added.

"The situation in Iraq is of great urgency," Manco said. "It's just so comprehensive, these people cannot maintain more bombing and further destruction."

Protesters pointed out that the sanctions often harm American interests in the region and handed out fliers to passing by the rally. "U.N. sanctions prevent basic medicine from getting into the country," Manco said. Almost all Iraqis depend on it now.

After the brief speaking, the students asked California's to "resist militarisation." She also took questions from others and then let other protesters have their turn to speak.

The rally were compensated by the Lebanese Club and the Penn Arab Student Society in addition to many city and nation wide groups - such as the International Action Center, which also works to end U.S./U.N. sanctions on Iraq.

University Police officer fired after repeated warnings

OFFICER FROM PAGE 1

arrest charges. A recent Division of Police publicly investigation of the incident concluded that police officers were acting properly and no wrongdoing was

If Dougherty's firing had any thing to do with the whole Reidel affair, it's "kind of ridiculous," said PLU President John Ward, who admitted that Dougherty was an "easy target" for the University to dismiss in an effort to placate the 'questions' prompted by the incident.

Dougherty was one of 19 officers cited for violations of Police of Public Safety accreditation in the six years prior to the incident. The Police of Public Safety is a private company that handles the University's emergency services.

Dougherty was one of the first officers hired for the University's police force. He was hired in 1990 by the PLU police.</p>
Sugrue seminars addresses history of affirmative action

By Sheryl Miller

History Professor Thomas Sugrue looked back at the history of affirmative action during a speech to students and faculty on February 6th, 1996, and expanded on the history of the controversial issue.

During his address in the History Library, Sugrue gave a sneak peek of his new book on social policy.

The event was part of the University's Racial Integration and its History Seminar.

Sugrue began his speech by stating, "Tangled Roots of Affirmative Action," by tracing the historical foundations of affirmative action in the 1940s and 1950s. He described a time when "blacks and whites alike came to view an empowered federal government as a potential positive as well as negative right."

He then delved into how affirmative action—a policy of preference to minorities and women to make up for past racial and sexual biases—emerged as a response to the shortcomings of post-World War II racial liberalism.

Using the construction industry's marketing to recruit new employees, Sugrue cited he was trying to turn the racially unbalanced methodology for recruiting from his." He also welcomed the new pledges into the Greek system and encouraged them to be active members.

"You get out of it what you put into it," Sugrue told the pledges, adding that they would know if they were giving a great effort or not.

Later in the evening, members of the outgoing board presented their successors with flowers and a ceramic gift, representing Panhellenic commitment and dedication.

For example, outgoing Treasurer and Alpha Chi Omega sister Jessica Swain Cade McCoulIum—a sorority alumna as an administrator at the University of Pennsylvania, her alma mater,” McCoulIum concluded her speech, "You get out of it what you put into it."
U.S. steps up military presence in Gulf

General Anthony Zinni, commander of all U.S. forces, requested additional forces. As reported, the U.S. Independent, the oldest ship in the Navy, arrived in the Gulf with the aircraft group based on a request by the administration. The Navy placed a request for the USS George Washington. The independence left its home base in Japan last month to assist, if necessary, to issue a joint statement on the situation in the Gulf. The program carried out on board was the only one in the U.S. history, the admiral reported the admiral during the White House briefing. Zinni added for a Marine Expeditionary Unit specially trained group of about 2,000 Marines aboard Navy ships equipped with dual- role aircraft. The admiral said that in the Gulf only a small number of ships could be employed. A Marine Expeditionary Unit is currently a multinational contingent of about 2,000 Marines aboard amphibious ships and equipped with a small number of combat aircraft. They will join 14,000 U.S. military men and women already in the region, most at sea with two aircraft carriers, two amphibious assault ships, 11 combat ships, 11 support vessels, and 420 workboats. There were strong signs of unified support in Congress for a go-get approach with Iraq. Lawmakers were demanding a resolution sup- porting air strikes against Iraq, if they are deemed necessary.


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The DP Valentine Personal

The Daily Pennsylvania
FBI agents on Saturday did not disclose what they entered and exited the premises or what they found inside. The scene on March 14, 1998, was a crime lab, said an official at the scene, and they used the lab for evidence collection.

The lab was located in a small building behind the headquarters of the U.S. Immigration and Naturalization Service in Washington, D.C. It was used by the agency's Special Agents Division to analyze DNA samples from crime scenes.

The lab was destroyed by fire in 1998, and the remains of the building were later demolished.

Detectives were working to identify the source of the fire and determine whether it was an accident or arson.

Detectives searched the lab and found evidence that the fire was started deliberately. They also found a note on a desk that read: "The fire was set intentionally." The note was signed "Bill Clinton." The note was later found to be a forgery.

Detectives found a charred computer and a charred printer in the lab. They also found a charred television and a charred refrigerator in the lab.

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PENN PRECURSOR FOR NATIONAL PLAN

Clinton's new mentoring initiative is based on Penn and Philadelphia outreach programs.

We are glad to see that the federal government is finally catching up to the University of Pennsylvania and Philadelphia.

President Clinton unveiled an initiative Wednesday that will give poor families a chance to pair up with mentors, tutors, and college counselors. The intent of the $4 million plan is to gear students toward college, as grade six.

Fourteen colleges with middle- and junior-high schools that have a large concentration of children from low-income families, Clinton hopes to reach with mentoring programs and after-school academic and social support for children, particularly in the eleventh to the 12th grade.

Additionally, the University's West Philadelphia Schools To Success program has been providing academic and social support for children in grades K-12 for the last 11 years.

Including over 370 University faculty, students, families, advisors, and1,100 students and their families, the plan is being launched through a major academic and research effort.

To decisions making that characterize higher education, a new pattern, big decisions are made with little participation. Few leaders and faculty members read about these decisions at all, especially those made in Penn's upper administration.

In order to change this pattern, students are being asked to participate in decision-making processes and help with the development of new faculty club, making it possible to have more students actively involved in the process.

The plan benefits that are made without significant student interest and input, and the process remains virtually the same. The plan seems to function perfectly as the new faculty club, and the serving of Survival for Judaism.

Additionally, the University has an opportunity to actually implement change by using student forums such as University committees and other groups, such as the Dining Advisory Board and the Tangible Change Committee, which include representatives across the campus to discuss and influence major decisions.

Advisors should also engage and contact student leaders actively, providing them with adequate information as their participation will have greater impact. If Penn is truly functioning as an effective and forward-looking organization, then it must allow students, faculty, and others to be more than bystanders and actually participate in the decision-making process.

Penn's School of Economics, and my roommate, saying, "The proposed move the Faculty Club from its present location in the new University Common, saying, "The proposal change seems to be to deal with the old Lenape Club, infatuated with President."

To the Editor

I am not making fun of the views of Pennsylvania, I am merely asking why they are written in the same way. Perhaps if you had lived in the Quadrangle and received a 10-year-old shaking the scales off of his eyes in the middle of the night, you might be more interested in what you are already looking at.

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ู. may offer multiple health insurance plans to students

Outsourcing deal offers peace to continue legal fight

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Come hear Mitch Marrow’s attorney, Arthur Marion, speak about the case.

Monday February 9th @7pm in Vance B-10

Phi Delta Pre-law Fraternity

New Members Welcome!

Questions addressed a variety of issues pertaining to African American women and writing, including the inspiration for the two authors and the difficulties faced by African American women trying to get their work published. The two authors also recounted personal experiences.

Flint said that in her case, "it was much easier than I thought it would be." After becoming a successful writer, Flint contacted John Grisham's agent because she decided that "Grisham had the best agent." She sent him a few short stories and was immediately signed to a contract. Flint emphasized that all authors should work with a major company—"This Warner guy has never written career hasn't been problem-free.

Ferebee, who published her book herself as part of a project to help young girls, took a different route than the commercially published Flint. In an attempt to both tell her own story and advise young women, Ferebee used a more grassroots approach, travelling the country and speaking to young people directly. She felt she could be of help to young girls through personal stories and advice.

"You have to have a huge following or publisher to ensure the publication of a work," she added. Both authors offered advice for younger writers aspiring to have their works published. The two stressed the importance of knowing the business and understanding the roles of agents and editors.

"We tell anyone who you from having to prove themselves. However, ruled that no such violation occurred when the dismissal meant that the defendants in the suit would be in the position of having to prove their innocence again. The deal attracted controversy after the announcement that employee benefits would not be substantially cut.
W. Fencing sisters meet in Weightman

By Andrew McLaughlin

Saturday was a big day for the Penn fencing team as it traveled to Columbia to compete in the Ivy League season opener. The team was looking to move up in the league standings after a disappointing finish last year.

The Quakers entered the weekend at 1-1 overall, with victories over Yale and Harvard and losses to No. 3 Columbia and No. 5 Brown. The team is looking to build on its momentum heading into the remainder of the season.

In the men's foil, junior Margo Katz and sophomore foil Michael Sullivan were among the top performers for the Quakers. Katz, who leads the team in points scored, had a strong showing against Brown, recording a 12-3 record.

Sullivan, known for his aggressive style of play, recorded a 10-2 record against Brown and Columbia, showing his ability to compete at the highest level.

Sophomore epee Émile Goldstein also had a strong showing, winning both of his matches against Brown and Columbia, with a combined score of 29-6.

On Sunday, the Quakers split their matches against the Columbia Lions, falling 13-9, but then won 14-8 against Brown. Katz recorded a 9-2 record in the foil, while Sullivan had a 7-3 record in the epee.

The team's next meet is this weekend against the University of Pennsylvania, with the opportunity to move up in the league standings and take a step closer to their goal of becoming Ivy League champions.

Injuries sideline two more Quakers starters

M. BASKETBALL from page 12

I needed more rehab after the surgery. That was basically it. I'm just trying to stay healthy."

With Ryan down, Mos and Brubaker have been key to the Quakers' success.

"Don't look at it as a negative situation. Just do the best you can."

Lamar Pfister will continue to see increased minutes this season with Longin coming off the bench. Douglas will probably need to dig deeper into his bench and throw Mike Sullivan into the mix as well. "It's not the end of the world,"

The coach, the simplest fact that Penn couldn't do anything to anything one than 1:20s.

"We lose one of the team, the team is in real trouble," Ryan said.

In the second half, the Quakers were forced to adapt to the absence of their star player.

"That's when they really start to dig in, really start to dig in," Ryan said.

The Quakers fell behind by two points in the second half, but were able to come back and take over the game.

"That was the turning point," Ryan said.

The Quakers were able to pull away in the second half and put the game out of reach, winning 87-76.

Penn improved to 3-0 in the Ivy League and 9-3 overall.

Despite the loss, Ryan was pleased with the performance of his team.

"We had a lot of good performances today," Ryan said.

"We had a lot of good performances today," Ryan said.
The Freshmen were bolstered by W. Squash's hopes against Princeton

By Jennifer Prakash

The Daily Pennsylvanian

This year, the Penn women’s squash team is hoping to make a statement at the end of the season. The team is composed of a mix of returning players and new recruits, and they are determined to show the nation’s top squash players that they can compete on their level. The team has set their sights on Princeton, a top team in the Ivy League, for the upcoming matches.

The coach, Merren Piotrowsky, said, “It’s a new team, but the core is returning and we’ve brought in a lot of new talent.” She added, “The team is hungry and ready to make a name for themselves.”

Piotrowsky believes that the team can compete with the nation’s top teams and that they have the potential to win some matches. She said, “The team is very capable and we have the skills to win.”

Several players have expressed their desire to secure a win against Princeton. Megan Fuller and Lauren Patrizio, who are freshmen on the team, are determined to prove their worth and compete with the nation’s top players.

The team has been practicing hard and is looking forward to the upcoming matches. They are confident in their abilities and are determined to make a statement at the end of the season.

The match will take place on Saturday, March 1, at 11 a.m. at Princeton’s Squash Club. The team is excited to face the challenge and to prove their worth on the national stage.

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Women's Hockey Makes Olympic debut in Nagano this weekend

NAGANO, Japan — Tara Lipinski had never been so nervous. The 14-year-old had never faced a crowd like the one that had gathered for the opening ceremonies of her fourth, and probably her last, Olympics. Lipinski's family was there, along with two young Japanese players as the hockey team was off the ice, giving a fundamental part of the game of hockey, no memory of two rounds that left him weak and dehydrated.

At that moment, however, the cap LIMSTK

Friday, February 6, 1996

Friday, February 6, 1996

**STANDINGS**

**NAHL HOCKEY LEAGUE**

Eastern Conference

New Jersey 5 3-0 2-0 125

Portland 4 2-1 1-2 63

Manchester 4 1-3-0 1-2 45

Cincinnati 3 0-2-1 1-2 33

Ottawa 3 0-2-1 1-2 33

**EASTERN CONFERENCE**

New England 6 2-2-2 2-2 96

Hartford 6 2-2-2 2-2 96

Chicago 6 2-2-2 2-2 96

Cleveland 6 2-2-2 2-2 96

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**WESTERN CONFERENCE**

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DALLAS 11 5 5 1 113

San Antonio 8 5 2 1 160

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**GAME RECAPS**

Philadelphia Flyers 6, Phoenix Coyotes 3

The Flyers were glad to see a victory, but they weren't prepared to declare the Philadelphia Flyers dynasty of the '90s just yet.

'You've got to back it up,' said coach Mike Keenan.

"T'is the season to be jolly, to buy and sell and give with a will. Here is a list of holiday gift ideas for the hard to shop for.
Olympic mania is sweeping in Japan

NAGANO, Japan — This morning I walked to the meeting place of the history I've been here for ten days who are rapidly appearing all over me. Right in front of me, a group of Canadians' Where else would you try at something and have the spotlight peaking in Japan for CBS television.

Studies in New Jersey, who used a telemetry transmitter placed courtside. The transmitter processed the data through a personal computer and sent the results to a monitor which showed Owens' heart rate and the rhythm patterns of his heart. "Your heart makes a motion. That motion is picked up on your skin as impedance. That gives you a rhythm on the screen," Scott Mathias, a sales representative for the system's developer, told me.

The monitoring system is not new, and is most frequently on hospital patients and in testing labs. Owens underwent weeks of workouts in a lab setting before being cleared to practice with the Quakers. He was given a rhythm pattern to practice against. It's exciting for him. He really enjoys it," said Pat Owens. "It's a little different from what I was used to back here in the practice room."

Penn's big man has hearty first practice yesterday

Geoff Owens was joined on the court by an entourage of doctors and computers.

By Josh Callahan

Senior captain Mark Piotrowsky said he wasn't surprised to see Joshua D. Dunphy working in the practice room.

"He's been working hard all season," Piotrowsky said.

Penn point guard Michael Jordan will square off with counterparts Tim Hill of Harvard tonight and P.J. Halas of Dartmouth Saturday night at 7 p.m. at Thompson Arena. Ryan broke his right pinky finger, just above the knuckle, after catching it on a teammate's hand in too much pain to have any chance of being able to play. Ryan has been barely able to move his hand since March 1, at home against Princeton.

"That's really going to be a lot easier," Ryan said. "Your hand won't let you nutch something. It's taking me right on the way to practice."

In addition to Ryan, sophomore Frank Brown will be on street clothes this weekend. Brown continues to suffer from knee problems which resulted from his return to action too soon after his knee was operated on last year. After initially saying that Brown's status was too weak to work, Penn's Fran Dunphy confirmed yesterday that he doesn't expect Brown to return to the season. Dunphy was here three times per week at Society Hill Physiotherapy in downtown Philadelphia.

If all the equipment did not seem to slow Owens on the court, he is back at full-effort level, but his father, who was also in attendance, admitted that seeing his son on the court again made him nervous. "We are going to get all of our guys involved and sometimes that's not going to be possible."

"It's very frustrating sitting out last season and then sitting out half the season this year," Brown said. "They said

Penn prepares for toughest Ivy weekend of the season

By Daniel Tresehelt

The Penn women's squash team is in contention for the National Championship thanks in part to the efforts of four freshmen.

By Brian Hinds

The Penn women's squash team is in contention for the National Championship thanks in part to the efforts of four freshmen.

Two lessy Ivy teams host No. 14 Wrestling

By Brian Hinds

The Penn women's squash team is in contention for the National Championship thanks in part to the efforts of four freshmen.
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### REALTOR’S GUIDE

Here is a complete listing of the realtors advertising in The Daily Pennsylvanian's Housing Guide Supplement. For more detailed information about the realtor, check out their ad on the page noted next to their name.

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Tough choices: choosing to live on- or off-campus

By Seth Grossman
The Daily Pennsylvanian

Security, rent prices, independence and access to ResNet are just some of the issues students grapple with as they decide whether to live on or off campus.

About 4,320 undergraduates chose to live off campus this year, an increase of more than 1,000 from last year, according to University statistics.

Office of Off-Campus Living Director Mihaela Farcas said many students choose to change their living situation because the transition from on- to off-campus living is an "established pathway" for students.

"The first year or two years you live on campus, then as you mature, you tend to move away," Farcas said.

She also said off-campus accommodations offer a wider range of options for people on a tight budget and give students a sense of what it's like to live on their own.

College freshman Jonathan Glick said financial considerations prompted his decision to move off campus.

"Some stuff will be complicated, but in the end it will all be worth it," Glick said.

The lack of any supervised control also attracts students to off-campus housing.

"Students (living off campus) can use the house to have parties," Farcas explained. On-campus residences, by contrast, are governed by University regulations and are staffed by residential advisors charged, in part, with maintaining them.

But along with the advantages of off-campus living come many new responsibilities, ranging from lease and landlord problems to security concerns.

"On-campus living has a lot of good things to it. The responsibility is not so much on the student," Farcas said.

She added that students pondering the move out of campus residences need to thoroughly review their decision, including evaluating their lease and realtors, before committing in order to approach things as "informed consumers."

Despite these potential problems, Glick still eagerly anticipates his move to an off-campus house next year.

"Some stuff will be complicated, but in the end it will be worth it," Glick said.

These issues surrounding off-campus housing, along with many advantages of on-campus living, lead many students to remain in University residences even after their freshman year.

Many students enjoy the access to cable television and a high-speed computer network, 24-hour security and the proximity of on-campus residences to other University buildings.

"I'm going to live on campus next year because I don't want to give up ResNet and the high rises are much closer than an off-campus house to everything," College freshman Sally Chuang said.

The convenient services located in their building, such as the commissaries in the high rises, Quadrangle and King's Court/English House, as well as the lounges in most on-campus residences, are also reasons some students choose to say

See OFF-CAMPUS, page 13
Town-gown relations seeing improvements

By Maureen Tkacik
The Daily Pennsylvanian

When Spruce Hill Community Association President Joe Ruane first moved into the neighborhood 26 years ago, he fell in love with the stately houses, the liberal community and most significantly, the diversity.

"It's a unique place," said the Philadelphia College of Pharmacy and Science professor. "There are elderly people, there are young people, there are all kinds of nationalities and there are professors and students — all interacting with each other."

But the interaction has often been little and strained, particularly with students. Many permanent residents wish their collegiate neighbors would stop throwing wild parties into the wee hours, keep pizza boxes and beer bottles off the sidewalks and mow the lawn once in awhile.

Over the past few years, University Police, the Office of Off-Campus Living and the Office of Student Conduct have attempted to make peace between students and their neighbors. And lately, their efforts appear to be working.

The Office of Student Conduct, Penn's internal judicial system, received no complaints from neighbors regarding students' behavior this year, according to office Director Michele Goldfarb.

Director of Police Operations Maureen Rush reported an equally dramatic reduction.

"Every Friday and Saturday night we would get lots and lots of phone calls (complaining about) parties," Rush said. "But we've gotten maybe one or two calls in the last two semesters. We're not getting the same level of complaints. We've been better neighbors."

For students, being a better neighbor is sometimes a choice someone else makes. The University Police has recently cracked down on unruly drinking and parties that last past 2 a.m. Many students aren't thrilled about this gesture of goodwill toward sleeping neighbors.

Still, Rush added that it is important for University students to remember that moving off-campus is a trade-off. Although they may cast off dormitory rules and resident advisers, students take on responsibility and must respect unspoken rules of courtesy.

"We've made some efforts with the Penn Police and with Office of Off-Campus Living and community relations people to get it across that we're trying to be good neighbors," Goldfarb said of her office's efforts. "Students are meant to be responsible members of the neighborhood."

Goldfarb added that her office has used its mediation techniques to settle past conflicts between students and community members.

Bones of contention between students and neighbors have conventionally been noise, trash disposal, property care and fire hazards.

The Office of Off Campus Living, located at 4046 Walnut Street, offers a brochure with sections giving guidance in each of these areas.

The pamphlet, created by administrators, student government leaders and community groups, represents the University's first attempt to provide off-campus students with a single document that addresses many common concerns.

Membership in the Spruce Hill Community Association, which helped write the brochure, is open to anyone who lives from 40th to 46th streets between Market Street and Woodland Avenue.
Students recoup rent losses with summer sublets

By Jeremy Reiss
The Daily Pennsylvanian

Students living off campus may relish their independence and possibly cheaper rents, but these advantages may be overshadowed by the responsibility to pay rent during the summer months, even if their dwellings are unoccupied.

Unlike leases for University dormitories — which cover just the academic year — most off-campus house and apartment leases run from May to May or September to September. As a result, students not living in their off-campus houses over the summer often look to avoid having to pay costs during this period by finding short term tenants.

According to Mihaela Farcas, director of the Office of Off Campus Living, many students who will not be here during the summer want to sublet their apartments or rooms to recover the money they would lose in rent.

But Farcas warned that while this monetary compensation may be a strong benefit, there are several disadvantages and potential problems involved with subletting.

One such problem, Farcas said, is the fact that "there is more supply than demand." Since there are often more rooms available for sublet than there are people actually willing to rent, students must often settle for less money than the value of their rent, and be ready to negotiate the price with a potential subletter.

"(Those renting) should be prepared to lose up to 40 percent of their rent, unless their place is really 'hot,'" said Farcas.

Besides the risk of not getting the full amount of rent, students must also be aware of whether or not their lease even permits subletting, according to Farcas.

Both the tenant and the subletter should carefully review the terms of the lease before making any agreement so as to prevent any misunderstandings, Farcas added.

She explained that sometimes landlords charge tenants who sublet an extra 10 percent of their rent, by the terms of the lease.

Another vital point to remember, according to Farcas, is that even though one tenant may find a subletter, it does not relieve that tenant or any others tenant in the house of their responsibility to account for all payments.

In most situations, tenants are "jointly and severally responsible for the total rental payment," according to OCL's Facts About Subletting bulletin.

If the subletter is paying a lower rent than the tenant, it remains the responsibility of the tenants to make up the difference.

And tenants must keep in mind the costs of utilities. For a subletter to minimize personal responsibility, the students should disconnect any utilities or phone lines in their name, and have the sublettee start their own accounts, Farcas explained.

College junior Kori Pirouz — who lived in his house at 42nd and Pine throughout last summer — said that one of his housemates subletted his room without any major problems.

"We split the utilities among the four of us that were living there," Pirouz said.
Security deposits ensure tenants’ responsibility

By Binyamin Appelbaum
The Daily Pennsylvanian

Security deposits for off-campus residences are supposed to go with you when you move out. Unfortunately for many students, however, there can be a big difference between theory and practice.

The security deposit, which can equal as much as two months of rent, is given to the landlord at the time the lease is signed. The money is deposited against any damage the tenant causes to the apartment. If a tenant leaves an apartment or house as they found it, their money must be returned within 30 days.

But things don’t always go as planned — or promised. Just ask the 74 Penn students who filed complaints with the Office of Off-Campus Living over lost security deposits last year.

OCL Director Mihaela Farcas said students typically fall into three major traps that allow landlords to retain some or all of their security deposits.

In order to avoid losing the deposit, Farcas recommends three simple steps: inspect the apartment for damages before moving in, provide proper notification of the termination of your lease and provide written notification of your forwarding address.

Tenants should draw up a list of damages to the apartment when they move in. While the landlord does not need to sign the list, the tenant must send the landlord a copy. Such a checklist is available from Off-Campus Living, Farcas said.

While tenants are not responsible for wear-and-tear type damages, they do have an obligation to report such damage promptly. This allows the landlord to deal with repairs before damage and repair costs increase.

Farcas emphasized that tenants remain liable for any out-of-the-ordinary damage done to the apartment.

Tenants must provide written notification 30 days before they move out. They must also provide the landlord with a forwarding address.

Farcas recommends that both notices should be sent to the landlord by certified mail, “return receipt requested.” Tenants should also keep a copy of the notification, she said.

Failure to provide proper notice of termination entitles the landlord to a penalty such as an additional month’s rent under state law.

Also, terminating a lease before the date specified in the lease entitles the landlord to take the entire security deposit as a penalty. One way to avoid this is to secure a replacement tenant for the apartment.

If the tenant does not provide written notification of a forwarding address, the landlord has no legal responsibility to return the security deposit.

If written notification is provided, the landlord has 30 days to return the security deposit. At this time, the landlord can subtract charges for damages and return the remainder of the security deposit with an itemized list of such charges.

The tenant is entitled to written documentation of any charges the landlord wishes to assess, Farcas said. She noted that students should read their leases carefully, as many include set charges for various types of damage.

These charges range from the reasonable to the outrageous. One lease, she said, includes a $65 minimum for greasy stoves and $45 minimum for dirty toilets.

After 30 days, the landlord no longer has the right to assess any charges for damages. At this point, the tenant can take a landlord to small claims court to get the security deposit back.

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Move-in woes cause stress for some students

By Diem Tran
The Daily Pennsylvanian

Moving into your new house or apartment can be an exciting time. However, it can also be the source of early-semester stress and anxiety if not everything goes according to plan.

Wharton sophomore Dina Geha returned to Penn only to discover that the house she had leased for the upcoming year was no longer habitable — the walls had cracked over the summer due to humidity.

Fortunately, Geha and her roommates found another house in September that had been recently purchased and renovated by the same landlord.

She added that she was lucky to find another available house since students start searching for a house for the fall as early as October of the previous year.

Office of Off-Campus Living Director Mihaela Farcas said students should inspect the condition of their house and appliances immediately after move-in.

Students should then make a list recording what needs to be repaired. This list can ensure that students are not liable for prior damages, she added.

Farcas stressed the importance of reporting any damages in writing rather than simply making phone calls to landlords.

"Until you put your request in writing, you have a problem," she said.

College sophomore Tim Cash ran into problems with his landlords, however, even after presenting his written list of what was wrong with his dwelling. He was welcomed by less than favorable conditions upon moving into his two-bedroom apartment, finding moldy ceilings, a broken bathroom fan, dirty carpeting and screenless windows.

Cash said he and his roommate made a list for the apartment's real estate company to repair the first week. Carpet cleaners were sent one week later, but Cash said the other problems were never fixed.

Geha emphasized the importance of inspecting a house closely before signing a lease and moving in because "many of the houses are very old."

"Try looking for a house that was previously occupied by someone you trust so you know what condition it's in," Geha said.

While subletting a room from an off-campus fraternity house last summer, College sophomore Maya Fatmagne said...
QuakerCard, PennCash add to dining choices

By Sari Post
The Daily Pennsylvanian

Given the hectic lives that most students lead, preparing a home-cooked meal is not often a top priority.

Luckily, those students with an aversion to cooking have many options for enjoying a hearty meal. In addition to Dining Services, students can use their QuakerCard or PennCash to dine in an assortment of University City restaurants.

Launched in 1996 by the student-founded University Student Services Inc., the QuakerCard is a debit card that can be used to purchase food at many area establishments.

Currently, the card is accepted at 33 local restaurants, including Saladworks Cafe, Allegro Pizza, Genji, Mad 4 Mex, Lee’s Hoagie House, and the food court in the 3401 Walnut Street complex.

According to Matthew Levenson, a founder of University Student Services, the company will add five or six new restaurants and a pharmacy to the QuakerCard next fall.

“We are looking for new places in response to what students want,” Levenson said.

Although the company has hired two market-research firms to determine student preferences, it gets most of its insight from “listening when students call and come into the office.”

Students can also now use their PennCard to purchase food at some on- and off-campus locations.

The PennCash system, in effect since the beginning of this semester, enables students to transfer money to the gold chips in Card Value Centers around campus.

We an: luting for new Card Value Centers in response to what

PennCash in Chats will find that the late-night eatery has undergone a significant change.

Formerly housed in the upper level of Chats in the Class of 1928 Commons, Tommasito’s Italian Cafe has moved downstairs to Chats TOO! in an effort to provide the restaurant with more space.

According to Dining Services Marketing and Meal Contract Coordinator Adam Sherr, the larger area allows

See EATING OUT, page 14

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Off-campus housing presents tough choices

By Laura Robbins
The Daily Pennsylvania

As students ponder their off-campus housing options, the importance of their choice and the factors they must consider can be overwhelming.

In order to locate a property that matches their needs, students should consider the location, condition of the property and quality of services that the landlord offers, Director of the Office of Off-Campus Living Mihaela Farcaș said.

Farcaș also suggested that students go beyond the "imaginary line that is 40th Street" because nice property is available west of 40th, and is often cheaper than rentals slightly closer to campus.

When advising students looking for a place to live, Farcaș tells students that they "need to know that a lease is a binding document" that should be read carefully. If there is a problem with the lease, this should be worked out before the lease is signed.

But, Farcaș urged students who are not satisfied with the terms of a lease to negotiate for more acceptable terms. She also said students should ask questions if the terms of the lease are unclear. The OCL, which is located at 4046 Walnut Street, offers a lease review service.

Students should also be aware that once they sign a lease, the deposit paid will be lost if they change their mind about the property.

When signing a lease, students should also pay attention to the length of the lease. Some leases have automatic renewal clauses, she explained, which are binding unless a notice of termination is provided by a certain date.

Students should also make sure the house is clean, safe and in good condition, she added.

When evaluating a property, Farcaș said there are a few things students should check for. They should make sure the heat and water work, the locks are secure, the ceiling and walls do not have leaks, the apartment is rat and roach free, the facility is structurally sound and that it meets fire codes, she said.

Because many first-floor windows have bars to deter intruders, Farcaș

See HOUSING TIPS, page 14
Faculty praise West Phila. for diversity, community

By Edward Sherwin
The Daily Pennsylvanian

While most University faculty and staff — unlike their student counterparts — have the option of living anywhere within an hour's commute from campus, many choose to call West Philadelphia home. And although most continue to live in Center City or the suburbs, a number have chosen to live close to their students — and close to campus.

"I like being close to work," said Medical School Professor Yvonne Paterson. "I'm not into spending half an hour to commute to the suburbs."

For Paterson — a resident of the 500 block of South 46th Street — the benefits of living in University City extend past mere convenience.

"There is a wonderful feeling of community," she said. "[The residents are] people who really take pride in the area."

Those sentiments were echoed by Roberta Dougherty, the Middle East bibliographer at Van Pelt Library. She lives at 1014 Farragut Terrace.

"I have never, ever known my neighbors anywhere I've lived before," she said adding that she is now a member of her neighborhood block association. Dougherty is also on the steering committee of Penn Faculty and Staff for Neighborhood Issues, a group established to spur University involvement in the community.

The University has taken an active role in bringing its staff to live in the West Philadelphia. Through the Penn Mortgage Plan, employees can buy a house near campus with no down payment and favorable financing.

"I wouldn't have been able to buy a house in any other part of the city otherwise," said Dougherty, who bought her first home through the program.

Management Professor Chip Hunter indicated that low home prices influenced his decision to move to the 4200 block of Osage Avenue five years ago.

"You can get a nice big house for very little money," he said. However, despite the advantages of living in West Philadelphia, the residents are not blind to many of its perils.

Hunter — who lives near where University biochemist Vladimir Sled was fatally stabbed in 1996 — noted that he uses an alarm system at home and an anti-theft device in his car as a precaution against crime.

"These are things we don't have to do in the town I grew up in," he said. However, Paterson, who has been mugged and seen her home burglarized in her 10 years in West Philadelphia, thinks that the crime problem in the area is "largely anecdotal" and not significantly worse than in other areas.

"You have crime everywhere," she said. "It's not like you're totally immune from crime even in the suburbs."

But all are in agreement that poor neighborhood schools are keeping most University staff in the suburbs.

"You can't ignore the fact that if you have children in elementary school that the schools are better in the suburbs," Paterson said.

Hunter, whose young children will be entering school in several years, does not plan to flee the area.

"It's a good place to live," he said. "It fits our family."

But perhaps what motivates the faculty and staff who forego the suburban lifestyle is not a need to live in West Philadelphia, but a desire to make their homes here.

"I chose to live in West Philadelphia," Paterson, whose husband also teaches at the Medical School, explained. "We could've moved a long time ago."

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University Police patrol areas where students live

By Maureen Tkacik
The Daily Pennsylvanian

Although many students longing for more space and more independence may not often be concerned with the comparative lack of security provided by off-campus housing, their parents usually are. "[My parents] just sleep better at night knowing someone is there swiping my card to make sure no one [not allowed access] can get in," said College freshman Brenna Tinkel, adding that her parents want her to remain living on campus sophomore year.

Tinkel, a native of North Brunswick, N.J., who lives in the Quadrangle, said she agreed with her parents' logic for next year. "But junior year, I think I will be old enough," she said. "I feel I'm perfectly capable of taking care of myself."

The more than 4,700 undergraduate and graduate students who live off-campus in University City don't necessarily have to take care of themselves when it comes to safety.

Director of Police Operations Maureen Rush said that while students making the choice to live off campus "have got to be smart" and develop "indoctrinated" patterns of cautious behavior, students are blessed with "the best safety and security money can buy."

The Division of Public Safety recently consolidated its operations into a renovated former warehouse at 4040 Chestnut Street. Rush also said the University Police — whose 100 officers make it one of the largest forces in the state — has seen a dramatic decrease in the types of crimes most typically seen around campus in recent years.

"We aren't seeing perpetrators walking down the street looking for someone to rob," Rush said, adding that most crimes this year had been "aberrations."

Rush credited the falling crime rates to increased attention the University Division of Public Safety has paid to nighttime crime — especially during the "crucial" hours between 7 p.m. and 3 a.m.

The University Police patrol the area bounded by Market Street on the north, Baltimore Avenue on the south, the Schuylkill River on the east and 43rd Street on the west. The University also contracts with Spectaguard to provide 180 security guards to patrol the campus from 6 a.m. to 3 a.m.

Overall, most crimes from within this jurisdiction between September 1 and November 15, 1997, decreased dramatically from figures from the same period the year before.

Since the fall of 1996, Public Safety has hired 19 new officers, doubled the size of its investigative team from four to eight and equipped its force with semi-automatic weapons. Officials also formed the elite unit of police officers known as the Special Response Team, a half-plainclothes, half-uniformed unit headed by University Police Sgt. Thomas Rambo.

See POLICE, page 15

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Office of Off-Campus Living aims to ‘support’

By Ben Geldon
The Daily Pennsylvanian

Trying to find a roommate? A good landlord? Having problems with the roommate or landlord you already have?

The University's Office of Off-Campus Living, near the corner of 41st and Walnut streets, offers solutions to these problems and more.

The aim of the office is to “assist students, faculty and staff at any and all stages of their off-campus living experience,” according to the OCL's most recent annual report.

“We take the impersonal element out of the search for housing, and we offer support throughout the off campus living experience,” OCL Director Mihaela Farcas said.

The office is open to all University students, faculty members and staff, as well as other people affiliated with other local universities and the surrounding community.

One of the major services the office offers is an extensive rental database of available housing options in both University City and Center City.

The database is filled with housing information provided by landlords, as well as students looking for roommates. Students can access the database in the office or via its Web site.

The office also gives fact sheets to students about all aspects of housing, from the initial search to the ultimate move-in—covering everything from budgeting for the new apartment to trash disposal information.

Additionally, Farcas said students come in throughout the year to discuss various problems related to landlord or roommate relationships.

“It’s not just a place to look for a house, but a whole support system,” Farcas said, noting that students have asked for advice on questions ranging from the landlord’s failure to provide heat to a roommate’s failure to pay rent.

Last year, 752 students used the OCL’s counseling services, according to the annual report. Altogether, almost 5,000 people came into the office and 1,500 information packets were mailed out. Also, the office’s Web site has attracted about 13,000 “hits.”

Upcoming plans for the office include a re-design of the database system, which will ultimately enable students to search through records on the World Wide Web. The technology the database uses has not been significantly updated for years, Farcas said.

The OCL also is waiting for the new edition of the Penn Consumer Board’s biennial landlord survey, which has not been published since 1995. Farcas said she is hoping to have the new edition in the office by the spring.

“It has been helpful in two ways,” she said. “It helps students make good decisions and it improves landlord performance.”

The survey grades landlords on their repairs, quality of the apartment and the overall landlord-tenant relationship.

Most of the OCL’s services involve students living in University City — where 80 percent of Penn’s undergraduates live. Farcas said she “encourages people to stay in the University City area, but we support people in whatever decision they make.”

Still, she said, University City has “good choices and people should explore them.”

Records indicate that the OCL is used extensively by all members of the University community, especially graduate students.


Confused about living off campus?

Not know which landlords are good and which are simply slumlords?

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Living decisions not so easy

OFF-CAMPUS from page 3

Farcas added that although she believes there are many advantages to on-campus living, she hopes her office can help "those who decide to move off campus have the best possible experience."

Students sublet to offset costs

SUBLETS from page 5

said, adding that the sublessee directly paid the absent subletter about 75 percent of his monthly rent.

Another issue to consider is whether the potential subletter is someone the tenant can trust.

To decrease the risk of potential distrust, students often choose to sublet their rooms to friends who are working in Philadelphia.

Farcas explained that despite all of the risks, subletting is "all in all" a good option for off-campus tenants who would otherwise pay for an unoccupied residence.

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Move-in woes may cause stress for students

MOVE-IN from page 7

move-in was much less hectic for her because campus was largely empty.

But although students were occupying other rooms in the house when she moved in, Falmagne still found reasons to complain about the condition of her temporary home.

In addition to dealing with landlords and real estate companies about the condition of their new home, students must also try to find a reliable moving company, according to Farcas. She warns students against hiring unlicensed companies in Philadelphia that present themselves as professional movers.

"There has been some serious incidents" with unscrupulous moving companies, she said, including theft and threats to drop off furniture in the wrong location if students do not pay more money.

Farcas said students should inquire about a moving company first, making sure the company is licensed, before trying to set up a written contract with the firm.
Planning to live off-campus?

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- We review leases and answer lease questions you may have.

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Dining Services offers new options
EATING OUT from page 8

faster preparation of individual pizzas.
A currently unnamed ice-cream and frozen yogurt bar is scheduled to open in the former site of Tomassito’s later this month, he said.

Also, Sherr said the weekend meals offered by Dining Services will again be offered next semester. The plan includes brunch and dinner Saturdays and Sundays.

Although the amount of students attending weekend meals last semester was not as high as expected, Sherr said he believes the popularity of weekend meals will increase with the arrival of next year’s freshman class.

“It is hard to sell a program of this type to upperclassmen, who already have an established pattern,” Sherr said.

Housing presents tough choices
HOUSING TIPS from page 9

mentioned that students should check that at least one window in each room has removable bars so students are not trapped in case of a fire.

Above all, Farcas urged students to get promises, such as commitments to make certain repairs or replace appliances, in writing because “verbal promises don’t matter with a written lease.”

While Farcas said landlords have to fulfill the terms of the lease, she emphasized that tenants also have obligations and “responsibilities as members of the community.” Such issues include noise violations and trash disposal.

College Junior Stephen Ong who lives at 3918 Pine Street this year and lived in King’s Court as a freshman, said he took over his share of his two-bedroom apartment from a friend who was graduating.

Ong said he likes living off-campus and feels that “security is pretty good” at his 39th and Pine location. Police patrol the area often.

His location, one block from the high rises, makes campus very accessible while he pays significantly less than he would pay to live in the high rises. The major disadvantage to living off-campus, he said, is the fact that he does not have ResNet and also has to pay for cable.
Police work to make area safe

The unit responds only to major crimes. Also, its area of patrol is not limited to the police jurisdiction, enabling the officers to patrol outside the boundaries and monitor crime on the fringes.

And the newly formed University City District — a partnership of Penn, Drexel University, Amtrak and other constituencies — has added 40 gold-jacketed safety ambassadors, who patrol an area even larger than the police jurisdiction: from 30th to 49th streets, and between areas as far north as Spring Garden Street and as far south as Woodland Avenue.

But before such recent developments as the UCD existed, neighborhood groups such as the Spruce Hill Community Association have been devoted to neighborhood livelihood.

SHCA president Joe Ruane said he would like to quash the "anti-urban bias" that plagues students' view of the neighborhood.

"Students who go past 42nd Street will see a neighborhood that doesn't live down to what Penn thinks it is," he said. "I've lived here 26 years and I've never had a [crime] problem."
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