

# Jackson & MacNichol

# COMMUNITY CONNECTION

Information From Jackson & MacNichol Attorneys At Law

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Whatever is *beautiful*,  
Whatever is *meaningful*,  
Whatever brings you *happiness...*

May it be yours this Thanksgiving  
And throughout the coming year!

## HANNAH'S STORY

One of our young employees, Hannah, has a grandfather, Ed, who loves antique vehicles. Here is Hannah's story –

My favorite memories of my grandfather's antiques were as a kid driving them to get ice cream, you felt like a million bucks pulling up in one of Poppa's babies. When we got to go out in them it was a treat.

When he first got the truck we stripped that thing completely, he sand blasted it, and hand painted every piece to the original color it would have been when bought in the 50's. This man is particular. He special ordered the paint and looked all over the US for the exact tires. He does not miss a detail, but modifications are a must sometimes. That truck was the dream truck my grandfather always talked about, the color just made it.

Every antique my grandfather works on, he puts top of the line speakers in, and adds extra to the stereo systems in order to have it sound as great as it looks. Upgrading the speaker system is a must in any antique. Back when he was in high school, he was a one hit wonder, his band opened for the Beach Boys, soon to be drafted—cars and music was always in his blood. The one thing he would have changed about his antiques back then that he now can was the speakers. The technology was not available back when these vehicles were being produced

My most my fond memories of the F100 were when we took my senior photos in it and the photographer was amazed and love driving around in this antique truck. I really do enjoy the joy these bright color antiques bring everyone.

At every car show, this man that I knew to be stern, tough, and old mannish, acts like a little social butterfly.

My favorite memory of these vehicles is not anything in particular, you have to understand my grandfather traded and worked on antiques all my life. These are the first two he is not willing to trade or sell. As he gets older, he gets in what we call a funk, but this man is happier than ever when driving in these vehicles. My favorite memory associated with these antiques is the joy and happiness they bring my grandfather. I can see that they bring him back to a simpler time, a time that is so familiar to him, but gone now. When he is in his antiques, he is comfortable, and he is ED.



New England  
Social Security Disability

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# Is your car SPYING ON YOU?

Unlike many of today's tech devices, vehicles are not prefixed with the word "smart." However, many modern cars are connected to the internet and have the capability to collect and sell your data to third parties. But what other ways could your car be infringing on your privacy?

If you've ever plugged your phone into your vehicle's USB port or via a Bluetooth system, your car could be collecting information about you. For instance, your car can track where you go, how fast you were driving, who you were texting, and if you were braking.

Rental cars are also equipped with surveillance technology to track customers, enforce contract limits, and gather data about drivers' behaviors.

One of the biggest issues about your car spying on you is how the data it gathers can be used. If you're involved in an auto accident or divorce case, the information your car has collected could be used against you.

## How to Stop a Spying Car

If you're worried about your car spying on you, here are some ways to protect yourself:

- Consider buying an older model that isn't equipped with cameras or an internet connection;
- Thoroughly understand your vehicle's data policies and capabilities;
- Never connect your phone to Bluetooth systems in rental cars;
- Erase information from your car's memory, especially before selling it.

As our devices get smarter, they could also become more invasive. It's important to know your legal rights and protect your privacy.

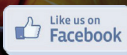


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*A referral is the greatest professional compliment we can receive. If you have a friend, neighbor, or family member who is in need of legal representation with the VA, please consider referring them to our firm. We will do our best to provide the highest possible level of service and deliver winning results.*

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# Five things a LANDLORD OWES A TENANT

As of 2020, approximately 43 million housing units are occupied by renters in the United States. That is roughly 43 million leases involving landlords and tenants. There are landlord-tenant laws on the books in all 50 states. Some laws may vary from state to state. Below are five basic obligations every landlord must follow no matter what state a renter lives in.

1. **An obligation to manage the security deposit** – Every landlord has the right to charge a security deposit. It never belongs to the landlord, but is there in case the renter damages property, fails to pay rent or breaches the lease in any other way. Landlords are obligated to follow specific rules on storing the deposit or returning the deposit.
2. **An obligation to disclose ownership** –

Every landlord is required to disclose the names and addresses of anybody who is authorized to manage the building, make repairs, collect the rent, address complaints or issue notices. This is so the tenant knows the correct contacts.

3. **An obligation to deliver possession of unit** – The landlord is responsible for having the rental unit vacant and ready on the move-in date in the lease. A tenant moving in may be able to pursue legal action against the landlord if the property is not ready.
4. **An obligation to maintain the unit** – The landlord is legally required to keep the rental property clean, safe and habitable for the tenants. The landlord must ensure building codes are being followed, perform

all necessary repairs and maintain basic services like heat, water and plumbing.

5. **Obligations subject to the limitations of liability** – A landlord is relieved of liability in many states once they sell the rental unit and notify the tenant of new ownership or management. The new owner then becomes liable for the terms of the lease agreement. The landlord can either transfer the security deposit to the new owner and notify the tenant in writing or return the security deposit to the tenant, minus any appropriate deductions.



*Our office is open & actively working with clients. We are focused on taking all necessary precautions to keep visitors to our office, as well as our staff, safe.*