

Renting An Apartment 租公寓住 - 6 月 3 日

Hello and Welcome to English World. I am Mark.

And I am 郭文洁。

We are glad that you tuned in to our program.

很开心你收听我们《英语世界》节目。

Not only do we bring you a lesson every week,

我们不但每周带给你新的英语课程，

We also invite you to join our English Club.

我们也邀请你来加入我们的英语俱乐部。

Are you interested?

有兴趣吗？

Write to Wen-J today.

赶紧来向文洁我报名。

Today, our lesson is about renting an apartment.

今天，我们来谈谈租公寓居住 renting an apartment

Wen-J, have you lived in an apartment before?

Yes I have. We lived in an apartment the first few years my husband and I were married. 在新婚的几年我和丈夫住在公寓里。

It seems that almost every new couple starts in an apartment.

好像几乎每对新婚夫妇都曾有过住公寓的经验。 So, you too.

Yes, we also lived in an apartment as a newly weds.

马可新婚时也住公寓呢。 The apartment we rented was very nice and quiet. 我们租的公寓地点蛮好的，很安静。

Was it in the suburbs?

Yes. We lived on the second floor. 我们住在郊区公寓的二楼, There, we could look over a park from our window. 可以从公寓窗户看到一座小公园。

Sound like you had a great view.

视野的确很不错。 And what was your apartment like? Do you still remember?

Yes, I do remember. The apartment we lived in wasn't like yours at all.

Oh? 马可和太太曾经住的公寓，跟我的可不同。

For one thing, it had no view.

他以前住的公寓，根本没有什么视野。

It was noisy.

公寓里声音很嘈杂。

and the rent was high.

房租很贵。

There wasn't a lot of parking space.

也没有很多停车位。 So, Why did you choose to live there, then?

Because it was convenient.

Oh, 他选择住那儿，因为很便利。

Transportation was good,

交通很方便，

and stores were close by.

商店也离家也很近。

Vocabulary 123 生词点滴

Apartment (apartment 是公寓住宅)

Department (department 是部门, 科系, 专栏)

Compartment (compartment 是小隔间, 区域划分)

Apartment, department, & compartment

Listener friends, if you are looking for an apartment,

那听友, 如果你想租公寓居住的话,

You probably will consider these questions.

你可能会考虑底下的这些问题。

Does it have a good view?

是否视野好呢?

Does it have quiet neighbors?

是否有安静的邻居?

Does it have enough privacy?

是否有足够的个人隐私?

Does it have enough fresh air and light?

是否有足够的空气和阳光?

Does it have a reasonable rent?

是否房租合理?

Are utilities included?

是否包括水电费用?

Utilities are like water and electricity.

Utilities 就是自来水和电气。

Is the landlord helpful?

房东又是否乐意助人呢? Huh Mark, there are other factors that are important too. 还有其它一些因素也很重要的 Like, is it safe? 好比, 是否安全呢?

Sure. And, is the apartment big enough?

还有, 公寓是否够大?

Is it near good transportation?

是否交通便利?

Is it pest free?

又是否 pest free? What does this mean?

You need to know this. Pest free means there's no pests, no mice or cockroaches.

哦, ... Pest Free 就是没有有害的小动物, 像老鼠蟑螂之类, I think this should be #1 on the list. 我认为这应该是第一优先考虑。

Landlord & the Tenants 房东与房客

When you rent an apartment, you become a tenant.

当你租住公寓时，你变成了房客。

The person who rents you the apartment is called the landlord.

租给你住的人，就是房东。

Both the landlord and the tenant have certain rights and responsibilities.

房东和房客都有一些权益和责任。

They often sign a rental agreement.

通常他们会签署租约同意书。

Next, we are going to hear today's "Everyday Dialogue".

接着，我们来听今天的每日会话。

Nancy is a good friend of Jenn.

Nancy 是 Jenn 的一位好朋友。

This day, she got an emergency call from Jenn.

这天，她接到 Jenn 打来的紧急电话。

Let's listen to their conversation.

我们来听她们的对话。

***Dialogue**

A: Nancy, can I stay at your place? My apartment has been flooded again.

B: That's terrible. Did you notify the landlord?

A: Of course. This is the third time the pipes broke. I had enough of this.

B: Well, the landlord is supposed to fix the problem.

A: I know. I've got to move out and find a new apartment.

B: What about the lease? You have signed it till the end of the year.

A: I have no other choice but to break the lease.

B: How about your deposit?

A: I am going to get it back through a lawyer.

听来 Jenn 很生气。到底发生了什么事呢？让我来为你解释。

Nancy, can I stay at your place?

Nancy, 我可以住在你那儿吗？

My apartment has been flooded again.

我的公寓又淹水了。

That's terrible. Did you notify the landlord?

那太糟了，你有没有通知房东呢？

Of course. This is the third time the pipes broke. I had enough of this.

当然有了。水管破掉，这已经是第三回了。我受够了。

Well, the landlord is supposed to fix the problem.

嗯，房东该有责任要处理问题，修好水管。

I know. I've got to move out and find a new apartment.

我知道。我一定要搬出去，找个新的公寓住。

What about the lease? You have signed it till the end of the year.

那租约怎么办？你签约签到年底。

I have no other choice but to break the lease.

嗯，我没其它选择，只能终止合约了。

How about your deposit?

但你的保证金又怎么办？

I am going to get it back through a lawyer.

我将通过律师，把保证金拿回来。

From the dialogue, we know that the pipe problem is not new.

从这段会话，我们知道水管问题是个老问题。

Jenn did tell the landlord about the problem.

Jenn 已经把情况告诉过房东了。

But it was not fixed.

但是水管还是没有被修好。

Sometimes writing a letter can protect your rights better than just talking.

马可说，有时候写信比口说，更能够保护房客的权益。

OK, Let's review the conversation once again.

好，我们再来听一回每日会话。

A: Nancy, can I stay at your place? My apartment has been flooded again.

B: That's terrible. Did you notify the landlord?

A: Of course. This is the third time the pipes broke. I had enough of this.

B: Well, the landlord is supposed to fix the problem.

A: I know. I've got to move out and find a new apartment.

B: What about the lease? You have signed it till the end of the year.

A: I have no other choice but to break the lease.

B: How about your deposit?

A: I am going to get it back through a lawyer.

Well, there are good landlords and bad landlords.

这世上有好房东也有坏房东。

There are also good tenants and bad tenants.

有好房客，以及不好的房客。

Landlords and tenants are bound by the lease and rules.

房东和房客要互守租约和规条。

Are you a good landlord?

你是个好房东吗？

Do you make a good tenant?

你又是否作个好房客呢？

Verse of the Week 每周金句

All these people were still living by faith when they died.

这些人都是存着信心死的、

They did not receive the things promised;

并没有得着所应许的、

they only saw them and welcomed them from a distance.

却从远处望见、且欢喜迎接、

And they admitted that they were aliens and strangers on earth.

又承认自己在世上是客旅、是寄居的。

Hebrews 11:13 希伯来书

The Bible says we are like strangers on earth.

圣经说到，我们在世，是寄居的。

In other words, we are like tenants on this earth.

换句话说，我们就好像是这个世上的房客一样。

And God is our landlord.

而神，就是我们的房东。

We are tenants given only so many years on this earth.

作为房客，我们的人生有一定的年数。

As tenants, we have obligations to fulfill.

做为房客，我们需要尽上义务。

That is how we live our lives,

那就是我们怎么过这一生，

And how we use the gifts that are given to us.

又如何使用神所赐下的才华恩赐。

We are accountable to our landlord – that is God.

我们要对我们的房东，也就是神，负责任。

Dear listener friends, our time is up again.

听友，我们的时间又要结束了。

Today's lesson is number 366.

我们今天这一课是第 366 课

We invite you to review the English World lessons

我们邀请你来复习英语世界。

We'll see you next time. May God Bless You.

下回再见，愿神祝福你。

Mark, I heard that you are living in a big house now.

Yes. I like to work in my garden and plant flowers.

Have you considered renting out a room in your home?

And become a landlord? No way!