

# I Thought You Were Supposed to Take Care of That!

## *Tenant Rights/Landlord Duties*

Unless you live in a single family home or duplex and your lease agreement makes you responsible for these things, your landlord must:

- Obey housing, building, and health codes
- Maintain roof, doors, floors, windows, screens, walls, steps, and foundation
- Provide pest control (rats, roaches, etc.)
- Maintain plumbing
- Provide garbage removal & outdoor trash bins
- Provide a heater that works in winter
- Provide running water/hot water
- Maintain locks & keys
- Act in accordance with the lease

In addition, the tenant has the right to:

- Know landlord's name, address, and contact information
- Use & occupy the rental unit
- Quiet enjoyment of the premises (to be free from unreasonable disturbances)
- Have guests & visitors
- Know where the security deposit is being kept

## *Landlord's Rights/Tenant Duties*

### **The tenant must:**

- Pay rent on time
- Obey housing and health codes
- Keep unit clean
- Remove trash from inside unit
- Keep quiet (do not disturb others by your noise or actions)
- Avoid damage other than ordinary wear and tear
- Obey any other reasonable rules or conditions in a written lease.

### **Landlord's Rights**

The landlord has the right to enter your unit from time to time, under one of the following three circumstances:

1. To make repairs, inspect unit, or show unit, but only if tenant consents or landlord gives advance notice.
  - ☞ Notify 12 or more hours in advance
  - ☞ Enter between 7:30 a.m. and 8:00 p.m.
2. In case of emergency (e.g., fire or flood), without prior notice.
3. If the tenant abandons the premises (where tenant is absent for at least one-half of a rental period without notifying the landlord of an intended absence.)