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100% Effective Natural Hormone Treatment
Menopause, Andropause And Other Hormone Imbalances
Impair Healthy Healing In People Over The Age Of 30!

What Are Your Landlord's Responsibilities?

By dan the roommate man

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Curious about what exactly your landlord is responsible for? Here's a list of things your landlord can and cannot do.

According to law, you landlord must...

- (a) make sure that your house or apartment complies with all building, housing and health codes that significantly affect your health and safety. If you feel your landlord is not following the building, housing or health codes, you should contact your local tenant's union.
- (b) make all repairs necessary to make your house or apartment livable. Keep in mind that this means your landlord is responsible for NECESSARY repairs, not repainting your front door for aesthetic appeal.
- (c) take care that all electrical, plumbing, heating and ventilation systems are in good working order.
- (d) supply sufficient amounts of hot water and heat at all times.
- (e) keep the hallways and stairways safe and sanitary.
- (f) provide garbage cans (if he or she owns four or more units in your building).*
- (g) give you reasonable notice before he or she enters your apartment

Your landlord must not...

- (a) increase your rent, decrease you services, issue or even threaten to issue an eviction as a result of your complaining to him or to the city about a code violation or because you joined a tenants' union of some sort. As long as you are assembling peaceably, you have a constitutional right to join whatever group you want to.

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(b) shut off any of your utilities, change the locks on your apartment or threaten any of these acts in order to make you move out of your apartment.

(c) enter your apartment without consulting you or repeatedly demand to enter. In most leases there is a clause stating that the landlord must give you reasonable notice before entering. Typically, leases will state that your landlord must give you at least twenty-four hours notice before entering. Also, if your landlord is constantly entering your apartment – whether he or she gives notice or not – you don't have to withstand it. You should consult your local tenant's union.

(d) refuse to rent a unit to you due to your race, sex, religion, age, previous condition of servitude, physical limitation, national origin or sexual preference. If your landlord has done any of these things,

you have been discriminated against and may be able to take the case to court.

Regardless of whether or not you're behind on your rent, your landlord still has no right to do any of the things mentioned in the "must not" list. If your landlord does any of these things, you should consult an attorney. In some cases such as forced entry or theft, the landlord should be reported to the police as well.

*A–F are enforced by the Implied Law of Habitability.

Since 1989 dan the roommate man has helped 1000's of people find rooms,apartments or roommates. Need help? Contact him at 800-487-8050 or www.roommateexpress.com

What Are The Responsibilities of a Tenant?

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As a tenant, you have many advantages over homeowners... you don't have to mow the lawn, or paint the house, or repave the driveway. It may seem like you haven't any responsibilities above and beyond getting the rent check in on time... but you do.

Through the landlord-tenant laws, you are required to do several things:

Keep your apartment or house safe and sanitary.

Dispose of trash and garbage in a sanitary manner. While your landlord will usually maintain the outside of a rental unit (depending on the lease) you are responsible for the interior. Failing to keep the rented unit clean could result in the loss of your security deposit.

Keep all appliances that the landlord provides in good working order.

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Keep the electrical and plumbing fixtures clean and use them properly. If any of these fixtures break, it is your responsibility to contact the landlord. Your landlord is responsible for keeping these things in good working order, and unless they've broken because of your carelessness your landlord is typically responsible for making the repairs.

Not damage the apartment or permit your guests or visitors to do so.

Not disturb other tenants. You have your right to quiet enjoyment, and so do the other tenants. It is the landlord's responsibility to make sure that the noise/comfort level of the other tenants is appropriate, and in order to do this, he or she will want you to help them out.

Permit your landlord to enter your apartment if he makes a reasonable request and gives you at least 24 hours notice. Reasonable request would be to inspect the property – not to snoop around through your things every 2 days throughout your tenancy. You have the right to your privacy, and if your landlord continually demands to enter your apartment, you should contact your local tenant's union to see what actions you should take.

Not allow guests or family members to stay in your apartment beyond a reasonable amount of time without notifying your landlord and having their name added to your lease.

If you are aware of your responsibilities as a tenant, and you follow the rules, you should have a happy, healthy stay. On the other hand, failure to do a combination these things could result in a lost security deposit, being sued in small claims court, or worse... eviction!

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Gate Crash into the Interior Design Industry.



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