

Tenant/Landlord Rights & Responsibilities

Tenant Responsibilities

Tenants must maintain the property including disposing of trash, preventing mold, and keeping the apartment clean. Tenants must take good care of the appliances in the apartment and be sure there is no major damage done. It's important to report any issues with mold, plumbing, pests, electrical or structural issues in a timely manner so the landlord can resolve them.

Tenant Rights

Tenants have the right to rent a home that is safe and meets local and state **building code requirements**. Heating and air conditioning units must work, plus water and toilets must be fully functional. A landlord is required to give 24 hours' notice before entering an apartment unless there is an emergency such as a fire or flood.

Landlord Responsibilities

Landlords must provide quiet enjoyment of the property, keep the property in good working order and respond to maintenance requests quickly. They must keep track of property financials and make sure taxes are paid, utilities are properly functioning, and ongoing maintenance is performed. Landlords must also provide strong locks and proper lighting to keep the property safe from criminal activity.

Landlord Rights

A landlord has the right to inspect the property but must give the tenant 24-hours' notice before entering a unit, unless there is a maintenance emergency such as fire or flooding. The landlord has the right to screen applicants, collect rent, and use the security deposit for damages or unpaid rent. A landlord also has the right to evict tenants if they aren't meeting the terms of the lease.

Fair Housing Act

The **Fair Housing Act** protects renters from **discrimination**. Landlords must treat every applicant the same and cannot make decisions about renting to a tenant based on race, color, national origin, religion, gender, disability, or family status. Landlords can't treat tenants differently based on any of these characteristics and must treat all tenants and potential tenants fairly. Any tenant or potential tenant who feels they have been discriminated against is entitled to file a **fair housing complaint** with a local fair housing organization or the U.S. Department of Housing and Urban Development.