

# TENANT RESPONSIBILITIES

## Renters: Know Your Rights!

Your landlord **can** take you to court if you owe rent or break your lease, but they **CAN'T**:



Change the locks to make you leave



Shut off your utilities (lights, water, gas)



Set your things on the street or remove them from the property

If this happens to you, call **Eviction Right to Counsel**.

### Pay the Rent



**Pay the rent on time.** Depending on your lease, you probably have a five-day grace period before your landlord can charge you a late fee or evict you.

**Pay the rent even if there are repair issues.** Talk to a lawyer before you withhold rent for repairs. It puts you at risk of getting evicted.

**Communicate with your landlord.** Telling your landlord you're going to be late on your rent is scary, but not telling them can make things even worse!

### Follow Your Lease



**Follow the rules of your lease.** If you think parts of it are "unenforceable" or illegal, talk to a lawyer.

**Don't let people who aren't on the lease live in the apartment.** Follow your lease's instructions on limiting extended guests, too.

**Be a good neighbor.** Remember, it's their home too!

**Tell your landlord if you're going to be gone for more than a week.** If you don't, you might accidentally be abandoning your apartment!

### Maintain the Property



**Keep your apartment and common areas clean.** If you see mold or vermin, tell your landlord.

**Tell your landlord when the apartment needs repairs.** It's always best to tell them in writing!

**Don't cause damage to the property.** You are responsible for damage beyond normal wear and tear.

**Allow your landlord reasonable access to your home.** You also have to give them a duplicate key if they ask for one.

These are just the basics! **Read your lease** to see what other responsibilities you might have.