

# REPAIRS

**Renters:  
Know Your Rights!**

## Your landlord can't evict you for requesting repairs **UNLESS**:

You or your guests caused the problem that needs to be repaired by acting unreasonably

You're behind on your rent

Fixing the problem requires such major remodeling that you would have to leave

**If your landlord tries to evict you, call Eviction Right to Counsel.**

## Your landlord is responsible for...



- Keeping the place fit to live in and in good repair.
- Keeping the areas everyone uses clean and safe.
- Making the repairs the lease says they will make in a reasonable amount of time after they are requested.

**If your lease says so, you may have to make some repairs yourself.**

## How do I request repairs?

You should always request repairs **in writing**. Send your landlord a letter, email, or text that includes the **date** that you're making the request and the **issue** you're asking your landlord to fix. **Make a copy** and keep it so you have proof that you made the request.

**If your landlord doesn't make the repair within a reasonable amount of time, you might be able to end your lease early and move out. Call Eviction Right to Counsel first for advice.**

## What if it's an emergency?

If something essential breaks, like your **lights, heat, gas, water, sewage, or plumbing**, and your landlord doesn't fix it right away after you make a written request, you have **special rights and options** under the law. A lawyer might be able to help you:

- Use some of your rent money to get things fixed.
- Sue your landlord.
- Use your rent money towards another place to stay while you wait for repairs.

**Don't stop paying rent because your landlord hasn't made repairs.**

Not paying rent usually breaks your lease. If that happens, your landlord can **evict** you. If you have to spend your own money to fix something your landlord is supposed to fix, **the judge can make them** pay you back. **Keep your receipts** so you can show how much you spent.

If your home is **unsafe** because of problems like **poor wiring, plumbing, or rotting wood**, you can call Metro Codes Administration at (615) 862-6590. If it's **unhealthy** because of problems like **garbage, bugs, or rats**, you can call the Metro Health Department at (615) 340-5616.



(833) 837-HOME



(615) 988-6460



(615) 701-7957

