

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.



(833) 837-HOME



(615) 701-7957



(615) 988-6460






This information is only for Davidson County. The information provided here does not and is not intended to constitute legal advice. If you have a legal problem, please call a private attorney or call your local Legal Aid Society of Middle Tennessee and the Cumberland office at 1-800-238-1443 or the Nashville Hispanic Bar Association at 1-615-701-7957. Revised 5/24.

LANDLORD RESPONSIBILITIES

Renters: Know Your Rights!

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

-  Change the locks to make them leave
-  Shut off their utilities (lights, water, gas)
-  Set their things on the street or remove them from the property

If you do any of these before going to court, your tenant can sue you.

Make Repairs



Repair damage not intentionally caused by your tenant or the tenants' guests. You're responsible for keeping the building fit and habitable.

Supply working heating and utility equipment. You don't have to pay for the utilities, but you do have to make sure they work.

Comply with all building and housing codes. Remember, codes violations are public information!

Maintain common areas. For buildings with 4 or more units, you also have to provide trash receptacles.

Follow Procedures



Do not lock your tenant out of the apartment without bringing a court proceeding. Doing or threatening to do that is considered an illegal eviction, and your tenant can sue you!

Deposit security deposits into a separate account. Provide an itemized, written list of damages discovered within 30 days of the tenant moving out.

Respect Tenants' Rights



Abide by your tenant's right to privacy. You must give reasonable notice before entering the apartment, and may only enter for specific reasons.

Do not discriminate against tenants. Follow the rules set out in the Fair Housing Act and Tennessee Human Rights Law.

Do not harass your tenants. This includes entering the unit unlawfully or locking them out.

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



(833) 837-HOME



(615) 701-7957



(615) 988-6460

