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Moving Guide

Answers: Renters' rights quiz

Continued from 3B

1. E. The Landlord/Tenant Act requires that a rental unit must be in good repair. This includes plumbing facilities, hot and cold running water, adequate heat, working electric lights, working electrical equipment, clean building and grounds and all other facilities properly repaired and working. It cannot have leaks in the roof, walls, windows or doors.

2. E. the rental unit must include a working smoke detector with working batteries, provided at the beginning of the tenancy and working locks for all dwelling entrance doors. It is the tenant's responsibility to test the smoke detector every six months and to replace batteries as needed.

3. D. The landlord must provide essential services, which include heat, water and electricity. The tenant is usually asked to pay the utility bill. However, rental agreements vary from landlord to landlord. If the landlord is going to pay for some of the utilities, be sure to have it in writing.

4. B. The landlord has 30 days after termination of the rental agreement and the delivery of possessions to refund all deposits due.

5. E. A tenant should first write the landlord a letter stating the problem he or she has and request repairs within a reasonable time. The tenant may be able to negotiate with the landlord to do the repair

and adjust the rental payment.

A tenant should be sure to have everything in writing so that the issue of rent does not become a problem later. A tenant may also consider court action through the County Small Claims Court if the landlord refuses to take care of the problems. A tenant should not withhold rent without first talking to an attorney.

6. A. If the landlord needs to keep any of the deposit money to cover damages, breakage, etc., a statement must be forwarded to the tenant within 30 days showing the use of that money. Money may not be claimed in this manner by the landlord to cover ordinary wear and tear by the tenant. If the tenant and the landlord disagree on the amount owed, the tenant may contact an attorney or make a claim through Small Claims Court for double the amount of the deposit.

7. A. A landlord can raise the rent to any level as often as desired, provided the tenant receives at least a 30-day written notice of the change before it goes into effect. For a mobile-home space or a floating home, the landlord must give each tenant at least 90 days written notice of the increase.

8. E. Normally, the tenant must be notified by the landlord or real estate representative 24 hours in advance. There are certain exceptions for the landlord, but only when there is an emergency,

when it is "impracticable to contact the tenant" or if there is a written "agreement to the contrary."

9. C. No matter what the tenant has done to the rental unit or to the landlord, the tenant cannot be locked out of the unit or have essential services stopped by the landlord.

10. E. The fee covers the cost of obtaining information on the applicant as the landlord processes the application for a rental agreement. The applicant screening fee may not be greater than the amount charged by tenant screening services or consumer reporting agencies for a comparable level of screening. The landlord must provide receipts for the applicant screening fee, as well as notify the potential tenant in advance and in writing that there will be such a fee.

11. D. A landlord can give a tenant 30-day notice to move and not state a reason. If the rent is seven days late, the landlord can give a 72-hour notice to pay or move. If rent is paid within 72 hours, the tenant does not have to move.

A landlord can give a tenant 24-hour notice to move if the tenant has committed an "extremely outrageous" act. This may include threatening other tenants, intentionally damaging property or injuring someone.

Source: Senate Democratic Legislative Research Landlord/Tenant Rights.

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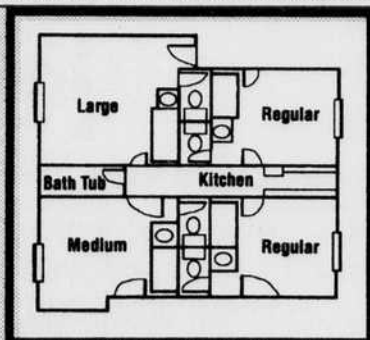
and WHERE CUSTOMER SERVICE MEANS SERVICE...

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