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Flintridge 500 E. 18 TH 687-5996	944-946 E. 19TH 485-7776
Garden Terrace 1893 Garden Ave. 344-6861	1365 Ferry 485-7776
Holly Court 1930 Onyx 485-7776	1884 Garden Ave. 344-6861
Lake Crest 1390 Mill 349-9643	1340 Mill 349-9643

VON KLEIN PROPERTY
MANAGEMENT, INC

485-7776 • 1301 FERRY

Moving Guide

Quiz helps renters know rights

At some point, everyone rents a house or apartment. To avoid the legal and financial headaches associated with the tenant-landlord relationship, understanding your rights is important. Test your renters' rights quotient.

1. What responsibilities does the landlord have to keep a rental in good condition?
a.) the plumbing must work
b.) there must be adequate heat
c.) lights should work
d.) clean building and grounds
e.) all of the above

2. What types of safety precautions must a landlord take to ensure a tenant's safety?
a.) monthly fire drills
b.) working smoke detector with working batteries
c.) drop-in pop quizzes on general household safety procedures
d.) working locks on all dwelling entrances
e.) both b and d

3. Who is responsible for

paying the utility bill?
a.) the landlord pays for heat, water and power
b.) the tenant pays for heat and electricity; landlord pays for water and garbage
c.) the tenant pays for all utilities
d.) responsibilities vary from landlord to landlord; this is something to be clear on before beginning a tenancy
e.) both a and b

4. How long does a landlord have to return any security deposit?

a.) two weeks
b.) 30 days
c.) 60 days
d.) 90 days
e.) the landlord is not required to return the deposit
5. What should a tenant do when a landlord does not make requested repairs?
a.) try to negotiate with the landlord to do the repair and adjust the rental payment
b.) consider court action if the landlord refuses to take care of the problem
c.) withhold rent
d.) write a letter to the landlord stating the problem and

ask that it be repaired within a reasonable time
e.) a, b and d; not c

6. What must a landlord do if he or she decides to keep any part of a security deposit?
a.) provide the tenant with a statement showing the use of that money within 30 days after termination of the rental agreement.
b.) nothing; the landlord is the best judge of how the money should be used
c.) provide the tenant with a statement showing the use of the money within two weeks after termination of the rental agreement
d.) nothing; most students don't know enough about the law to know they are entitled to the money

7. How often may a landlord raise the rent?
a.) as often as the landlord wishes, as long as he or she provides the tenant with at least 30 days written notice
b.) as often as the landlord wishes, but the amount should not exceed the market amount for comparable dwellings
c.) once a year
d.) no more frequently than every other year

8. When can a landlord enter a rental unit?
a.) after the tenant has received a 24-hour notice
b.) after the tenant has received a 24-hour written notice
c.) as long as the landlord has a key, whenever it is deemed necessary
d.) in cases of emergency, when it is impractical to contact the tenant
e.) both a and d

9. Can a landlord lock out a candidate from a rental unit?
a.) yes, if the tenant has trashed the unit
b.) yes, if the tenant's rent is overdue
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
d.) both a and b

10. Can a landlord charge a tenant a screening fee?
a.) yes, as long as the fee is not greater than the customary amount charged by a tenant screening service or consumer reporting agencies for a comparable level of screening
b.) as long as the landlord provides a receipt for the applicant screening fee
c.) as long as the potential tenant is notified
d.) screening fees are illegal
e.) a, b and c

11. How much notice must a landlord give before the tenant can be forced to leave?
a.) the landlord can give a tenant a 30-day notice to move and not state why
b.) if the tenant is seven days late in paying rent, the landlord can give 72 hours notice to pay or move
c.) a landlord can give a tenant 24-hour notice to move if the tenant has committed an "extremely outrageous" act
d.) all of the above



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