

Answers: Renters' rights quiz

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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.

Source: Senate Democratic Legislative Research Landlord/Tenant Rights.

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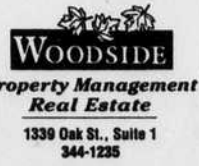
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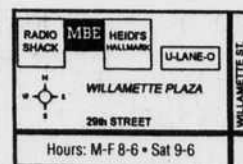
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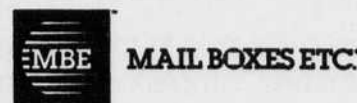
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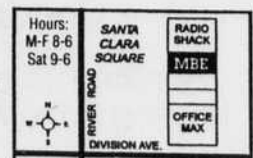
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