



Tenants Rights and Responsibilities

What am I required to do as a tenant?

- Throw out trash in a reasonable and safe manner.
- Use all fixtures (such as lights and ceiling fans) and appliances in a reasonable and safe manner.
- Do not damage the apartment.
- Do not disturb your neighbors.
- Make sure family members and guests act appropriately.
- Obey all the lawful provisions of your lease.

Does the landlord have to give advanced notice to enter my apartment?

- Yes, the landlord must provide at least 24 hours notice and they can only enter your apartment at a reasonable time between 8:00am and 8:00pm.

When can the landlord enter my apartment?

- To make necessary repairs.
- Supply necessary services (for example changing the battery in a smoke detector, etc.).
- Show the apartment to prospective purchasers, workmen, etc.
- Show the apartment to prospective renters within 60 days of the date in which your lease expires if you will be leaving the apartment.

When does the landlord have the right to enter without advanced notice?

- When there is a problem in the common area of the building or in another apartment and the landlord needs to enter your apartment to fix it.
- When there is an emergency.
- The landlord must let the tenant know that they had entered the apartment within two days of entering the apartment if you were not home.

What can I do if the landlord continually enters my apartment without permission or notice?

- You may call the police and if the landlord does not have the right to be in the apartment the police can make the landlord leave.
- Also you can file a lawsuit and ask the court to order your landlord to stop entering your apartment more often than necessary.
- If that does not stop the landlord you can give written notice that if the harassment does not stop within 14 days the tenant will leave the apartment and break the lease within 30 days (contact a lawyer before using this tactic)

Can I refuse to let a landlord into my apartment?

- Yes, but only with good cause. For example if the landlord does not provide the required advanced notice and is trying to enter the apartment outside of reasonable hours (this does not apply in an emergency).