

What ALL Tenants *REALLY* Need to **KNOW**

Whether you are about to sign a lease, dealing with issues during your stay, or have recently moved out, here is valuable information that could save you a LOT of time and frustration

created by [Tenants.com](https://www.tenants.com)



I've been there. Many times. I have experienced the frustration of not getting my security deposit back. I've felt that my landlord didn't care if my refrigerator wasn't cooling or my heater wasn't keeping me warm.

When I decided to get into this field for my career, I wanted to make a difference. After years of experience in working with landlords, I've come to the conclusion that *communication* is most often the main issue.



Wayne Gathright
president of Tenants.com
(and avid fisherman)

Communication issues can take many forms. It may start because the landlord did not take the time to communicate the terms of the lease. It may be because the tenant did not take the time to ask questions or read the lease completely. Later on, it may become an issue if the tenant and landlord are not able to effectively communicate repair requests or maintenance requirements.

It is my hope that this book can bring some of these potential issues to light, so that there is better communication between the landlord and the tenant.

Wayne

Disclaimer: The information that follows is meant to be a helpful guide for current and prospective tenants. It is in no way legal advice and should not be construed as such. If there are any legal questions that arise during your tenancy, you should consult a tenant rights attorney in your area.

*Tenants.com – working to better
educate tenants and landlords*

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Things you should know before you move in

This is an exciting time, we know. Moving into a new place has its share of challenges and also the feeling of a new start. But, in order for your time in your new home to be satisfying, you need to know a few things before moving in.

As part of the excitement of getting a new place, sometimes we forget the obligations that we are creating, and how those can affect us as tenants later on. You might be thinking of what new items to buy, how to make the move, and starting other necessary preparations. That is great, and we will touch on those topics as well. But you should also consider your lease, your landlord and your legal obligations as well. Before moving in, check out these helpful tips for new tenants.



The Tenants.com site is full of advice, help for questions and tenant products and services. These services range from helping to find a suitable rental in your area, to government assistance, moving assistance, legal help, and a forum to communicate with other tenants. Our expert staff monitors everything and will provide you the answers that you need.



If it's not in your lease, it doesn't matter. Find out how to read your lease to make sure you understand exactly what you are signing. Don't wait until it is too late! Rental insurance for tenants is one of the least understood aspects of renting. What does it cover? Is it really necessary? How much does it cost? Find the answers here. Your landlord usually just wants you to pay your rent and not cause a commotion. However, some landlords can be difficult, and others can become your partner in helping you eventually purchase.

Read on to get the answers to these questions and more.

Many college towns have students that hire our for moving services. This is a good way to pay substantially less than the large professional moving companies.

However, that doesn't come without potential risks. Be absolutely sure that you check out their reputation online and be sure that they have insurance to cover anything that might become damaged in the moving process.

Make sure they plan on protecting all breakable items, have large moving trucks (never allow pickup trucks) and will sign a contract that outlines the dates and responsibilities.



Can I get help moving into my apartment?

In the U.S., over 40 million people move every year. This is the reason that many companies offer services to help tenants in moving to their new places. Therefore, if you are planning to move to a new apartment, it is crucial to get the help of a professional moving service.

Everyone who moves has concerns, especially if this is their first time. Professional moving services are available which can make their move less stressful. A good moving company will answer your questions concerning the move, assist in making a moving checklist, provide packing materials and sign a contract.

Finding a [professional mover](#) can be done through local news publications, trade magazines or online. There are service companies that offer a geographic list from which movers can locate or contact them conveniently. It is crucial to choose a moving service company that has the reputation and trust of consumers.

Choose a company that will be able to deliver the help needed in handling the move safely and has breakage insurance. Whatever company you choose, it is important to notify them several weeks before the actual move.

Getting your friends to help you move is common, of course, but you should first look into a professional company, especially for large and valuable items.

Planning ahead will make your moving experience much easier

The utmost benefit of getting help when moving is eliminating the pressure of the task. The moving service company can extend the necessary help to ensure your move is stress-free.

You will have peace of mind because trained individuals will handle the move professionally. In addition, moving service companies are licensed, insured and duly bonded.

Moving often means throwing away a lot of trash and unused items. There are service companies that advocate eco-friendly moving, which means they can facilitate recycling or donating a certain percentage of what they haul. Also, they have the equipment to safely move large items such as washing machines, dryers, refrigerators, and couches, plus they have the strapping to safely transport those items.

With the help provided by the service company, tenants can simply relax while the moving team ensures your move to a new apartment or rental home is safe and efficient with fast and courteous service.



Getting help when moving involves the following process:

Scheduling

The service company will schedule an online estimate, which is free and a knowledgeable coordinator will set up everything for you.

Job Quotations

The moving coordinator will provide a simple and accurate estimate. Additionally, they will answer all questions, analyze your moving situation and assist you in the pre-moving process.

Moving

The professional and certified moving team assigned to you should do the handling of all the items for moving with utmost care and respect. The service company will provide the truck, tools and moving team to ensure that moving to your new apartment is fast and free from stress.

Moving to another place or to a new apartment can be a daunting task. However, you can be smart by getting help from a reliable moving service company and ensure you get the help you need to make your move

What do I need to qualify for a rental home or apartment?

Whether you are new to renting an apartment or you are an experienced renter, there are some requirements before you could move in. Keep in mind that these requirements may differ from where you are located and may also be according to your new landlord's discretion.



All landlords require identification. Your new landlord needs your private information so it can become part of your rental contract, such as your birth date, social security number and your phone number/cell phone number. You'll probably also need references and emergency contacts.

Most landlords require a good credit history. Certainly landlords want renters that could pay the lease/rent on time. Be sure to order your credit report before you hunt for suitable properties. Credit score requirements vary but most landlords that require this consider 680 or higher as a good credit score.

Remember that even if landlords require credit reports, they are not obliged to report to credit bureaus when you pay rent on time. Therefore your credit report will not reflect your rental history, only prompt credit card payment and auto loan payments will be able to improve your credit score.

Some landlords may require a co-signer or a joint applicant to sign the apartment contract. Having multiple people to sign a lease helps tenants qualify since the landlord considers the income and the credit score of all the co-signers. Usually, first-time renters may have their parents or their roommates sign the lease.



Renter's Insurance and Due Diligence

Before you finally settle in your apartment, you should secure renter's insurance. This kind of insurance will protect you and your belongings in case of a natural disaster or fire. You simply cannot take chances when these things happen, especially because your landlord's insurance may not be enough to cover your personal belongings. You may be able to get [renters' insurance online](#) or from a local insurance representative, and usually monthly premiums are less expensive. Renter's insurance usually costs between \$10 and \$50 a month depending on the location and coverage.

Be sure to find information about the community where the apartment unit is by visiting the area during different times of the day and by interviewing other tenants or homeowners in the area. You should be able to feel safe even during night time and the neighborhood should be quiet and peaceful. You may also visit community centers and police headquarters in the area for more information about the crime rate there.

All landlords expect that tenants should pay an advance payment as well as a rental deposit for the property and this is usually settled before tenants are allowed to move in.

Finally, you should never forget that there are a few landlord requirements, for instance, some landlords may not allow pets in the property while some may not allow parties. You should ask about these before you sign your rental contract.

How do I apply for a rental home?

How do you rent an apartment or a rental home? What do you need to present to your new landlord? How do you actually apply for a rental home? There are so many questions that could come up for someone that is new to renting an apartment or a rental home and certainly these are just natural for someone who has never done this before. But it pays to know about how this is done rather than suffer from costly mistakes in the long run.



Find suitable properties from a reputable relocation agency

Find out which company is the most reputable relocation agency in the area and select rental homes through their services. State your budget up front as well as all the features that you are looking for. For instance, you have a specific budget and you are looking for a rental apartment with two rooms, two toilets and baths, in a specific area in the community and you also have specific features you are looking for. Relocation agencies will be glad to help you out no matter how particular your needs are.

Contact property owners right away

As soon as you have found a property that interests you, try to contact the owner for more information. Remember that not all information is placed in an online site. Meeting the owner is also a good start since you will be able to discuss his terms and possibly visit the property as well.

Use the Tenants.com website to find a rental

[Tenants.com](https://www.tenants.com) provides a free way to find a great rental online. There is no cost, and it is easy to use. Additionally, it will keep track of your lease deadlines and notify you when you need to start taking action.

How do I apply for a rental home?

Prepare requirements beforehand

As you meet or talk to property owners, you will be able to learn about the requirements for renting the property. Most owners will ask for personal information from you including your full name, address and contact numbers. Some owners may ask for social security numbers and a good credit standing. You should have this along with any other particular documentation that the landlord may ask for before you meet.

Visit the property personally

Schedule a visit with property owners. Visiting a property will be able to help you find out more about it. Be sure to schedule your visit in the morning when you can inspect the exterior and interior areas of the rental property. You should visit the rental property together with the owner or the developer so you can easily get answers to any questions you may have about the property.

Read and double check rental contracts

Once you have been presented with a rental contract, do not forget to read it and ask any questions about any clause or section that you do not understand. Double check all the information contained in the contract. Have a witness to counter-sign, and if your landlord asks for a co-signer then look for someone with a reputable personal and financial background.

Know the law

Do not overlook state laws. Know rental laws from where you are located. In the U.S., each state has its own specific laws to protect tenants and landlords. There is an abundance of learning materials online to guide you and you may also ask a relocation specialist in your area.



The following are some of the essential things that a knowledgeable attorney can extend to you

- *Provide caution regarding concealed complications in the lease, which are not noticeable to an ordinary person.*
- *Be able to spot unusual variations on the lease and clarify the meaning for you.*
- *The ability to provide specific suggestions and appropriate legal terminologies that can replace the wordings used by the landlord.*
- *Has the capability of acting as a helpful partner in ironing out the sometimes arduous process of the lease.*
- *An attorney can be your representative, which can extend you the necessary representation on any suggestions or changes in the lease contract.*

Do I need an attorney to look at my lease?

In dealing with your lease, regardless of whether it is the simplest of deals, it may be prudent to hire an expert real estate attorney to help in negotiating the lease or to review it. Although you may be capable of understanding the basic meaning and essential details of the lease, there is no substitute for legal analysis over the lease that the property owner provided you.



Finding the Right Attorney

Since an attorney can be instrumental in understanding the lease and may be helpful during lease negotiations, it is crucial to know how to find a good one. Some attorneys do not specialize in real estate and may only have limited knowledge and experience in handling landlord-tenant matters. Therefore, it is important to know where to find lawyers that are capable of handling lease negotiations.

The best way of finding one is to look for lawyers who are regularly handling lease matters. They are attorneys who are experienced in working with residential leases and well-versed on the problems that can accompany lease contracts. They have the understanding on the ins and outs of leases and are capable of providing recommendations on effective strategies. You can search for 'legal help for tenants', or use the [Tenants.com legal services](https://www.tenants.com/legal-services).



Finding a good attorney at the earliest possible time is recommended. Even if you are customarily a self-help type of person, you still might need help concerning legal matters. Especially helpful is someone who may already have some idea of your personal goals, plans, finances and other essential information that can be related to any legal concerns.

Compiling the Possible Candidates

Never expect to find a good attorney simply through a phone book, lawyers directory or reading advertisements because the information on these sources is insufficient to provide you with the necessary help you need in coming up with a valid judgment. The lawyer advertising services that are regulated by bar associations or other commercial web sites may be useless for your concerns as well. These services expend little effort of evaluating the skills and experience of lawyers. They just provide the list of the attorneys who have signed up to provide services.

The people in your locality may be of help in giving a satisfactory recommendation, especially those who have experienced having the assistance of an attorney concerning their lease. These people have more understanding and knowledge about the quality services of lawyers in your area, which can also be relevant to your situation.



Normally, you can negotiate the terms of your lease.

But, the laws on lease contracts may differ in state to state.

Be very courteous and ask your potential landlord if they would be willing to make some minor adjustments to the lease agreement.

Can I negotiate the terms of my lease?

If you want some changes in your contract, you can always discuss it with your potential landlord. The usual negotiations are on length of lease and rate of rent. In some states, the lease term is for a year and then renewable monthly. If you need the term to be shortened, you can negotiate with your potential landlord.

You can also offer a deposit of “first and last” wherein your landlord can already have your last month’s rent in hand in case you need to vacate the leased apartment or space on short notice. This offer will make your landlord more comfortable about the situation. Remember that it is best that you only offer what you are willing to pay and the terms that you are willing to agree to.

If there is a possibility that you might need to terminate your lease agreement early, you should be aware of the possible consequences and include an ‘out’ in your lease. In some states, when a tenant wants to move out earlier than the lease stipulates, the landlord may charge rent for the remaining months, especially if he or she is not able to find a replacement for the tenant who is moving out. Or, if a replacement can be found but the rental rate is reduced, then the tenant moving out might be obliged to pay the difference. Therefore, it is advisable that you contact or call a local tenants’ association in the city where you intend to lease in order to know the existing law on lease contracts.



In some cases, you would want to sublet the space you are renting to cut on cost. But, you can only do this if your contract allows you to do so. If not, you can always negotiate with your landlord. In most cases, as long as you are given written permission, you can sublet your apartment.

Often, landlords are just using a [pre-made lease form](#) and are willing to change the terms. One reason why lease contracts are written with longer terms is actually to protect the tenants. So, you only need to negotiate and get the best deal that works for you. Take note though, that the standard period for a lease is one year.

In reality, we all want the lowest rent possible for a house or apartment, but that is usually the hardest thing to negotiate in any lease. Why? It is because many landlords think how much they can take home and how much they are going to spend in taking care of their properties.

Therefore, they look at the rate of the rent to meet their requirements. But you can always negotiate and in doing so; you must decide on the best offer that you can afford and are willing to pay. Often, the rate can be decreased; but the length of period would be increased. Check what is best for you.

*We all make mistakes,
but some mistakes come
with a high price.*

*When you don't
understand the lease
you sign, you could end
up paying to defend
your rights in a court of
law. Spend a little time
now to save a lot of
time and frustration
later.*



Common mistakes tenants make when signing a lease

#1 The first is to not read over the complete lease. Make sure it contains everything from the date you are to move in, the length of the agreement, how much the rent is and how much the security deposit will be. You want to check to make sure all these details are correct. If you need to make any changes, make sure they are agreed to by both you and the landlord.

#2 Second, you will want to take pictures of the place before you move in so you can document any damage. You can also have any damage added to the lease and have the landlord sign it so you won't be responsible when you move out. Also, make note of any repairs you want done before you move in. If the work isn't completed on time, have the landlord sign when it will be completed.

#3 Number three, you want to be aware of any type of rent increases that might be added during the length of the agreement. You will also want to be aware of what services you are responsible for such as garbage, sewage, water, or what services will be included such as maintenance of lawns or if cable is included. Just make sure you know what you must pay for and what will be the responsibility of the landlord. Having it in the lease will protect you and the landlord, keeping disputes to a minimum.

#4 The fourth thing you will want to do is check out the neighborhood, is it close to work or transportation? Is the neighborhood safe? Talk to the neighbors and see what they have to say about the neighborhood. You can even talk to the police department to find out what kind of crime is in the area. Drive or walk around to make sure you have shopping close because having to drive or walk a long way to make every day purchases can be costly.



What should I be paying?

Are pets allowed?

Can I have visitors?

What if I need to move?

#5 Fifth, you want to make sure you get renter's insurance. You can't expect the landlord to cover the items you have inside your apartment or house that you rent. Having renter's insurance will protect you should something happen. The cost is small when compared to the loss of all your possessions in a fire or flood.

#6 The sixth thing is you want to make sure you aren't paying too much in rent. Sometimes we over estimate what we can afford so you want to make sure that the cost of the place you rent will fit in with your budget. The old saying house-poor can be applied to rent too, you don't want to pay so much in rent that you can't afford to live.

#7 The seventh thing has to do with taxes. Make sure you take advantage of any tax benefits that apply to renters. Never leave money on the table if you are entitled to it, be sure to claim it on your taxes.

#8 Number eight, is you shouldn't rent a place based solely on square footage. A home or apartment that has a good layout will feel bigger than one that is chopped up. When you go check out the place, take measurements and make sure the stuff you have will fit in the new place. If you have a king sized bed but it won't fit in the bedroom, you might have to buy a new bed which means an extra expense.

#9 Ninth, make sure your lease includes how many visitors you can have and for how long they can stay. Can you have pets; if so do you have to inform the landlord if you get one? Is there a deposit if you want a pet?

#10 And last but just as important is to make sure you can terminate your lease in circumstances that would mean you would have to move. What are the penalties should it become necessary for you to move out early and when will you receive your security deposit back after the lease is over? Problems can still happen but being prepared is the best way to avoid common mistakes made when signing a lease.

How much security deposit will I need to pay?

The security deposit is one of the most disputed parts of being a tenant. Make sure you are clear about paying it and getting it back when you leave.

Your landlord has the right to charge whatever they want to charge for your security deposit. That's right. Whatever you agree to pay, is what you have to pay, so don't forget the deposit might be negotiable. Or at least you might be able to pay a small amount now, then the rest before you move in. Be sure any deposit payment agreement with your future landlord is in writing. If your credit is suffering, you might end up paying more security deposit than someone with stellar credit. Once you have paid your deposit, also be sure to get a receipt and keep the receipt in a safe place until you move out – you might need it later.

The return of your deposit after you move out may be based on the condition of your rental at that time. So be sure that when you move in, that you get a check-in (or move-in) sheet, and that you complete it thoroughly, noting all dings in the ceiling and walls, repaired spots, worn carpet, rust on appliances – well, everything.

Make sure all moving parts, such as toilets, faucets, and light switches work properly. Take special care to look for leak spots, which might indicate a future water damage problem, or a mold issue. If you neglect to mention these types of things initially, you might be held responsible for the damage caused later.



If you feel that you didn't get treated fairly with the return of your deposit, let your landlord know in writing.

Be polite, though, sometimes it is just an oversight.

Your lease should contain the amount of time allowed before the landlord has to account for your security deposit.

If you cannot come to terms, you might need to contact the local tenant's council or go to a small claims court. Many times the threat of legal action is enough to get things resolved, but only use that as a last resort.

Most often you can get it resolved, but remember that the lease you signed is the most important factor.

If you didn't read the lease thoroughly, or comply with the terms, you may be out of luck.

If you follow the requirements on your lease, you are legally entitled to getting your security deposit back..



Additionally, take pictures of the entire rental inside and out, and store the files in a safe place. If your landlord agrees to fix some of these things before you move in, you should get that in writing and include a date that the work will be finished by prior to your move in date.

Check your lease for fees that are not refundable when you move out. Those fees will be deducted from your deposit. Typically they are items such as carpet shampooing and cleaning. If you agree to hire a professional to do the same, you might be able to save some money.

Also, pay attention to the number of days notice to vacate at the end of your lease. If you don't give the proper notice, you may end up having to pay for additional rent that you didn't use.

Take pictures of the condition of the property when you move, so you cannot be held liable for something you didn't do. If you are charged for repairs after you move out, ask for an itemized list, so that you don't end up paying \$15.00 for a missing light bulb.

Are there improvements or construction projects planned?



So you found the perfect new apartment to lease – you have the date that you are to be out of your current apartment AND you have scheduled the movers but.... What if your rental is not ready or there are potential time delays for the entire property? Any potential improvement by a Landlord that will affect a future lease needs to be fully detailed prior to the Tenant signing the new lease.

When a Tenant prepares for and moves in to a new Apartment or home, they need to know that the space is fully functional and their lives will not be disrupted by future changes.

If the Landlord knows in advance that modifications and improvements are scheduled on the building or the parking area or even the work-out center or pool, and those improvements will affect the parking spaces or use of the advertised facilities, complete plans and specifications for those improvements should be fully detailed and attached to the Lease showing the layout of the plans prior to signing and a time-frame of when the work is to be completed.

Are there improvements or construction projects planned?

If improvements and/or modifications to the actual lease space are agreed upon prior to the move-in date, demand should be made by the Tenant that the Unit improvements be completed prior to the commencement of the lease term and prior to the Tenant's obligation to start paying rent. The Tenant should be provided with one or more remedies within the lease if it were to happen that the Landlord failed to complete the improvements on time. The Tenant may be given the right to terminate the lease, select a different rental until the Unit is available or demand deferred rent payments until the construction and/or agreed upon improvements are complete.

The cost of any 'agreed upon' improvements and modifications are usually absorbed by the Landlord and/or Owner. That cost is normally a consideration of the Landlord when they set the rental rate. If the Landlord finds delays in the construction and additional costs that were not included in the calculation of the monthly rent payment, that will, of course, mean less profit to the Landlord or Owner. That fact normally pushes the Landlord to have the Unit ready for move-in on or before the agreed upon date.

Throughout the term of the lease, the Landlord is responsible for repairs to the Unit, including those caused by normal wear and tear, unless of course, the problem was caused by the Tenant and/or the Tenant's guests. If the needed repair causes substantial housing code violations in the rental unit, the Landlord is responsible for correcting the issue as soon as possible.



Of course, if the expense was caused by the Tenant, the Landlord will bill the Tenant for that expense. If the problem is reported by the Tenant and the repair is not made within a reasonable time, the Tenant may be entitled to a discount of the rent amount until the repair is completed. In extreme cases, the Landlord may be subject to civil and criminal liability for violating the housing code. There should be a clause included in the original Lease Contract concerning the amount of time that the Landlord has to remedy major repair issues in addition to the Tenant's responsibility to remedy damages made to the Rental Unit by the Tenant and/or the Tenant's guest.

Questions that arise during your stay

Ok, so now you are in your new apartment or home. There is little chance that everything will go perfectly. Invariably you will come across things that need repair, things that you may not have previously known before you signed the lease, issues regarding pest control, your A/C or heater, parking questions, citations, noisy neighbors, roommate issues, or well, pretty much anything can go wrong.



Note: Please keep in mind that most of these topics are often affected by local, state, and federal laws. Moreover, those laws constantly change. So do not construe any of the topics discussed at [Tenants.com](https://www.tenants.com) to be legal advice. If you have any legal questions, you'll need to consult an attorney.

You will often see an addendum to your lease which goes over the 'house rules' or 'property regulations'. While these may not be physically part of your lease agreement, they are still binding if you break them. These rules may cover such items as the exercise facility hours and regulations, pool use, trash pickup, use of the common area or grounds, parties, the recreation room, parking and more. Be sure that you understand and abide by these regulations.



Noisy neighbors are an indication that they are breaking the law. Every community has ordinances and laws, which disallow excessive, needless and irrational levels of noise. Oftentimes, the local police enforce such laws and if you are curious concerning the laws in your locality, this is a good time to look for them.

One can learn the laws regarding noise in several ways. One good way to initiate action is through the Internet. County and city web pages provide links to address inquiries about noise in the neighborhood and you can actually search for the laws imposed regarding noise concerns. Additionally, you can visit other websites that deal with the laws and ordinances.

My neighbors are too noisy. What can I do?

While you can search for answers online, you can also conduct your research in the local libraries and the concerned city government office. Clerks, librarians and other service-oriented offices are ready to provide their assistance.

Upon learning the laws and ordinances concerning noise in your locality, it will most probably include provisions about setting aside particular times of the day on which it should be generally quiet.

Additionally, many towns and cities also declare a prohibition regarding sustained level of noise over a certain decibel.

For example, if your neighbor insists on playing rock genre songs at very high levels within the prohibited time, then he is violating the law by disturbing the peace. If a neighbor complains, the police will usually conduct an investigation using a sound level meter and observe the reading for a certain period.

How can you get the attention of your neighbor that is too noisy and be able to talk about it?

First, you should call it to the attention of your landlord instead of trying to handle it yourself. Your landlord can possibly resolve it without you getting involved. There might be a noise clause in your lease agreement that can be enforced.

If you are left to handle the situation yourself, the following are some suggestions on the way to approach noisy neighbors:

Talk. – Talking in a mild, respectful manner is much better than starting a shouting session across the fence. You can go over to your neighbor's house, ring the doorbell and politely request a conversation. Through talking, you will be able to bring the noise matter to your neighbor's attention and find that they might not be aware of it at all.

Provide a Warning. – If talking does not accomplish your goal, you can try sending your neighbor a warning by providing him/her a copy of the law and ordinances concerning noise.

Mediation. – You may want to consider a mediator before actually seeking the help of the police. The mediator will be responsible in handling the discussion between you and the noisy neighbor.

Filing a Lawsuit. – If the negotiation failed, this is the time to file a [lawsuit](#) against your neighbor. Although this may be a longer process, it will be your last resort to address your concern on a noisy neighbor.



As a tenant you do have certain rights. While things do break occasionally, your landlord has an obligation to provide a safe, secure and inhabitable place for you.

Some of the most annoying problems that tenants encounter include malfunctioning appliances, leaky faucets, defective heaters, dilapidated carpets and other irritating failures.

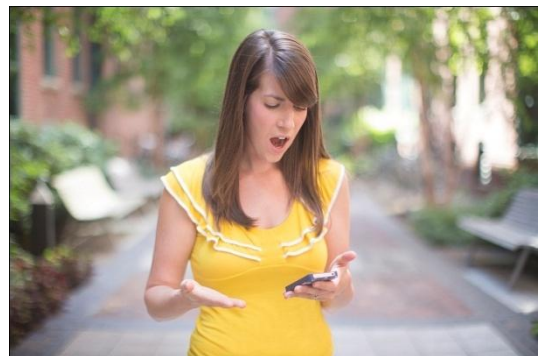
Unfortunately, if the landlord declines to do minor repairs, tenants cannot simply withhold their rent, move out or use other applicable legal measures that are convenient for problems on major repairs.

However, various strategies are available for you, which may provide positive results. Just ensure that the repairs are under the landlord's responsibility.

My landlord isn't fixing my heater, what now?

Primarily, it is your responsibility as a tenant to keep your apartment clean, in safe condition and you should reimburse the landlord for damages that you might cause. The lease prohibits you to make alterations or improvements without the consent of the landlord.

On the other hand, tenants can use a number of legal provisions applicable to appoint a minor repair under the responsibility of the landlord. The following are some of them:



Building Codes - The local and state building codes concern mainly on structural requirements that include flooring, roofing and essential services such as hot water. If the problem is a direct violation of the building code, this can be a habitability concern that can be addressed applying a remedy like rent withholding. Additionally, some codes regulate lesser parts of the rental, which can include the number of electrical outlets. You can check the state's building code and other local ordinances that can be applicable to the problem such as fixing the heater. If it applies, you may get some favorable results from the responsible government agency, which administers the applicable code. The following are examples:

The Landlord-Tenant Laws - The responsibility of minor repairs is given directly to the landlord in some states. You can inquire on your state's Landlord-Tenant Statutes to get the details. However, take note that in a multiunit setting, single-family home renters in many states can possibly agree on taking responsibilities that may actually belong to the landlord.



Promises contained in the Lease - You can possibly review the lease agreement and try to find promises that imply to fix your concerns. A list of amenities that form part of the rental including sauna, dishwasher or washing machine can constitute implied promises, which the landlord should provide in good workable condition.

Promises in Ads - If your rented unit is advertised with features, a swimming pool for example, which has a significant influence on your decision in renting the unit; you have the right in holding to such promise. The promise does not even have to be in words, a photo that shows a pool already there represents a landlord's obligation to provide one.

Implied Promises - Eventually, tenants may encounter a minor repair problem that does not in any way fall within the applicable ways mentioned above to require the landlord to do repairs; no law or code violation, no ad promise or no promise to fix. Through implied promises, tenants are entitled to get what they paid for.

Various courts can hold a landlord to be responsible legally to maintain all the significant aspects of the rented unit. The rented unit may already have some features such as working lighting fixtures, doors, which work smoothly, wall tiles that do not fall-off or faucets that do not leak. Many judges may rule that the landlord has executed an implied contract in keeping the features on the rented unit in good workable order within the period of the lease.

Who is responsible for repairs?



Many times there is ambiguity regarding the responsibilities of both the tenant and the landlord over repairs to the rental property. While the legal aspect of this can vary from state to state, here are some basic guidelines regarding the tenant's responsibility to request the repairs, and the landlord's obligation to honor those requests.

Typically there are two types of repairs – those that affect the health or safety of the tenant, and repairs for any other reason. For example a non-functioning dishwasher doesn't affect the safety of a renter, but a light fixture that is sparking certainly does. Your landlord must provide a dwelling for you that is safe and sanitary, provides hot water, has smoke detectors, has locks on the doors, and basic heating and toilet facilities.

Following these suggestions might save you a big headache later, and make your stay much more enjoyable.

If there is something that needs to be repaired you should:

1. Request the repair in writing – you may need later proof of the date that you requested the repair, in case it is not performed in time, or if there are bad consequences as a result of negligence. Keep copies of these requests in a safe place. You may want to request the repair in a certified letter if it is something critical. An email is not enough to prove that the request was received. However, if the repair is not a health or safety issue, sending a certified letter initially might be considered overkill.
2. Make sure your rent is paid. It is not acceptable for you to withhold rent in order to facilitate a repair, and you could end up being evicted as a result.
3. Keep receipts. If you have to spend any money to make an immediately needed repair, keep your receipts, and document exactly what was done.
4. If the repair is needed because of damaged caused under an insurance claim (a causality loss for hail, smoke or fire), the landlord may not be obligated to make the repair until the insurance company sends the proceeds to the landlord. In this case you may be able to negotiate a rent reduction or alternative living quarters.
5. Be sure to take photographs of the work that needs to be done, and document everything. You might want to include a date/time stamp (such as a newspaper with a date) as some courts may not accept the built-in time stamp from digital cameras (since they can be altered).
6. Before you move in, check that everything is operational, including the thermostat, ventilation in the bathroom and kitchen, faucets and tub, lighting, the hot water heater, and be sure there are no leaks.



Always be sure to take pictures of your rental before and after repairs, and make sure that the repair call is legitimate.

Make sure that you take pictures so that you can prove the quality of the repair before and after, but also to prove what items were in your rental. If you are missing anything after the repair, you will be able to prove to your landlord that you originally had it time-stamped prior to the repair. If anyone calls you or knocks on your door saying that they need to come in to perform a repair, be sure to verify with your landlord or manager prior to opening the door.

Note: If you are signed up at [Tenants.com](https://www.tenants.com), you will be able to submit repair requests along with an image of the issue.



5 Tips To Achieve Magazine Worthy Apartment Style

Your landlord will probably be receptive to letting you improve your rental. So why not make it look great. It will impress your friends *and* your landlord!

So you signed a lease! Now what? One of the most enjoyable elements of new residences is the opportunity to decorate. While this can be fun and spark creativity, deciding on a decor scheme or color idea can be stressful. Not knowing where to begin, the amount of options and lack of a vision can hinder the progress of decorating an apartment.

It helps to find apartments that align with your decor aesthetic. When you are apartment hunting, find apartments that will fit your decoration ideas. For example, if interested in a navy blue accent rug, look for an apartment where the flooring will go along with your decor. If the desire to paint an accent wall is in your decor dreams, inquire with the leasing manager on rules about wall paint.

There are many different routes to take when decorating an apartment. Things such as size, floor plan, and more that can affect design ideas. It is also very easy to be overwhelmed by the amount of options when selecting decor and decoration themes. Use these tips to decorate the apartment of your dreams.



Choose A Decor Theme

Choosing a theme adds to the cohesion of decor. Select a theme to base your entire apartment or individual rooms around. Theme's can vary by color themes to culture inspired decor. Selecting a theme makes it easy to choose decor and not get overwhelmed by the large amount of options. Once a theme is selected, the decor process can begin.

Find A Statement Piece and Work Around It

Finding a statement piece is inevitable. There will be something spotted at the local home decor boutique that is a must have. If there is a headboard you cannot live without or a coffee table that has to go in your living room, purchase them. These items can inspire the additional decor to go in the same room.

Choose A Decor Style

Style and theme differ from each other due to the elements that go into a theme verses the aesthetic of apartment style. While the theme of your bathroom may be "under the sea" the style can vary from minimalist to vintage. Choose a decoration style that works best for your theme. Having a distinct decor style is an easy way to flawlessly execute jaw dropping apartment decor.

Hit The Thrift Store

Home decor stores are a great place to purchase items but when shopping, be sure to visit you local thrift shop. Thrift shops can be hidden gems when it comes to apartment decor. Thrift and vintage boutiques are a great place to find wall art, home decor and even appliances and furniture. Make sure to hit the thrift shop on your home decor quest.

Surf The Web

The internet is a great tool when it comes to [decorating your apartment](#). Scout websites such as Pinterest and YouTube are a gold mine for interior decor. These are great resources for all elements of apartment decoration. From decor inspiration from other apartments to DIY tips, the internet is the place to look. Before making a questionable purchase or deciding to tackle a project, check online for guidance.

"I know it's only rock and roll but I like it

"

– Mick Jagger of the Rolling Stones.

There is really no way to completely 'rock and roll' proof your rental home or apartment. And the changes you make to sound proof your home could violate your lease as well.



Can I get evicted for making too much noise?

Before asking if you can be evicted for making too much noise, let us first understand what eviction is. The process of a landlord removing a tenant from his/her rental unit such as a house or an apartment is termed eviction. For eviction, there are many grounds; some of which are stated in the terms of the rental or lease agreement and some are governed under state law. For example, most written lease agreements provide for eviction of a tenant for violation of the rental agreement, non-payment of rent, having a pet when not allowed, causing damages to the leased unit, or making too much noise.

The eviction process starts by the landlord giving a written notice to the tenant. The written notice states that the tenant either moves out or does something about the problem that led to the eviction. The period that a landlord is obliged to provide a tenant before eviction varies from three days up to 30 days or more, depending on the state law, lease agreement, or the grounds for the eviction. Often, the process for eviction is faster than other types of legal processes. If in case the tenant does not remedy the problem or refuses to move out of the leased unit, the landlord has to file an eviction action in court in order to make the eviction legal. The requirements and procedures for providing the tenant notice of eviction are specified in each state's laws.

Generally, the problem with living in an apartment building is that the tenants are just on the other side of a wall, floor, or ceiling from each other. Therefore, being noisy is sometimes inevitable. However, a neighbor cannot evict another neighbor, only the landlord can do the eviction. But, if a neighbor complains enough about you being noisy, the landlord may take actions against you to avoid any problems with your neighbor. Most landlords can understand that some people are overly sensitive, however if a tenant is going to sue them for not being able to provide a quiet place to live, you are going to be sued likewise.

For normal household noise, a tenant cannot be evicted. Normal household noise includes children playing, crying, and occasional partying. However, blasting out music, frequent shouting/screaming, banging of doors and other similar situations are reasons for complaints and may lead to eviction if not remedied.

One way of preventing the apparent too much noise is to sound-proof your apartment. You can call your housing association office and ask for assistance on how you can sound-proof your home to avoid the sounds coming from normal daily routines reaching your neighbors. Carpets, heavy curtains, and rugs can help minimize the sound from your house or apartment.

Also, it would help a lot to have friendly relations with your landlord and neighbors for them to understand your situation, especially if you have children. If you are going to have a party or any event at your apartment and you anticipate that you might be too noisy, advise your neighbors about it in advance so that they will know and refrain from complaining.



The landlord should have insurance that will cover the structure but you are responsible for your own belongings. Be sure that you have renter's insurance.

The general rule is that the building owner is responsible for the damages to the property as consequence of a break in.

Usually, the landlord's insurance will cover the building structure, while the insurance of the renter will cover the personal properties. The landlord will file a claim to his insurance for the damage to real property.

Is the landlord responsible for a break in?

If a renter is the victim of a break-in and the landlord is unwilling to take responsibility for the damages, do not accept it. Many landlords will try their best to shift their responsibility to the renters in order to avoid an insurance rate increase and consider the idea that the renters are responsible for the damages. The renters should read and understand the lease contract, check their local and state laws and solicit advice from a lawyer or the local tenants' rights organization.



The following are circumstances in which tenants may be responsible for the damages from break-ins:

- The terms of the lease agreement particularly shift the responsibility to the tenant.
- The failure of the tenant to take the required action according to the lease contract such as immediate securing of a police report and notification to the landlord regarding the break-in including the damages incurred.
- The negligence or action of the tenant that in some way lead to the break-in or aggravated the damages incurred.



If on the incident of break-in the burglar is caught, the court may rule to require the burglar pay restitution to the landlord and the tenant on the damages that each party sustained. However, the proceedings may be a long process depending on the burglar's arrest and conviction and the compliance of the court order.

Therefore, it is crucial to know the terms of the lease agreement particularly regarding the responsibility of the damages to the property before any issue that may arise in the future. If you as a tenant will be held responsible according to the terms of the lease, you need to talk to the renter's insurance agent concerning if there will be an additional insurance available that can be applied to cover you from any possible responsibility.

Ultimately, as a tenant you have to take all the necessary precautions in preventing any possible break-ins such as installation of adequate outdoor lighting, use of an effective alarm system and doing the necessary arrangements for somebody to look over the leased premises if the tenant is to be away for a while. Moreover, the tenant has to report incidents of break-ins to the proper authority and the landlord immediately.

Regardless of whether the landlord or the tenant may be responsible for the damages caused by a break-in, this experience is detrimental to both concerned. Therefore, it is necessary for the landlord and the tenant to review the details of the lease agreement concerning the terms in order to be clear on the responsibility of the parties. Additionally, having the terms of the lease properly ironed out will help the tenant and landlord to be prepared for any eventuality.

Can the landlord enter my apartment unannounced?

A tenant has a right to a peaceful and quiet home. This means that the landlord must respect tenants' privacy at all times and should not enter a leased apartment without permission. State laws may prohibit the landlord to interfere with the right of the tenant of "quiet enjoyment".

However, from the landlord's perspective, he owns the apartment the tenant lives in, which reserves him a right for entry. This leads to the right to the premises of both parties.

The following is the essence on the right of the tenant to privacy as balanced by the right of the landlord for entry:

The lease contract or agreement may contain the list of reasons for the landlord to enter the apartment. If the apartment needs some repairs, typically the state sanitary code would require the tenants to extend access to the landlord upon reasonable notice. The action makes sense because it is the responsibility of the landlord to maintain the apartment according to the code's standards.

The landlord usually must provide the tenant a written, 24-hour advance notice for reasons of entry other than performing emergency repairs. Landlords and tenants with good relationships normally discuss the necessary entry over the phone. Being a landlord, it is important to respect the schedule of the tenant and come up with the most convenient time to enter the apartment. The model landlord and tenant relationship is the one in which each party considers the needs of the other without the unnecessary protest.



For example, the Massachusetts General Law controls the right of entry by the landlord and upholds the tenant's right to refuse entry. The statute states that the landlord has the right to enter the rented premises on the following reasons or conditions including:

- Apartment inspection
- To do repairs
- To show the apartment to prospective tenant or buyers
- If the court so ordered
- If the rented apartment is deemed to appear abandoned by the tenant
- If inspection has to be made within the final 30-days of the tenancy

Moreover, an acceptable landlord and tenant relationship is the one in which both parties agree according to common sense and rational reasoning and not according to legal formalities. Therefore, if the landlord insists on entering the apartment during a time that is objectionable, it may yield unnecessary trouble.

In similar manner, if the tenant refuses to let the landlord enter the apartment at any time, that will lead to filing a case in court.

In reference to the issue of the landlord having a key - can the tenant prevent the landlord from entering the apartment premises by changing the locks?

There may be no 'law' entitling landlords to a key, however, the lease agreement probably does. In most lease agreements, the tenant agrees to not making any additions or alterations without the consent of the landlord.

Changing the locks is an act of alteration. Many landlords require tenants to provide a key directly and failure of the tenant to comply will be considered breach of the lease agreement.



What if I get a pet after I move in a rental home?

One of the many worries of a pet lover is living in an apartment unit with certain restrictions about having pets. If you are one of these people then you should remember the following important tips:

#1. Review your rental contract. Some landlords strictly forbid any kind of pet while some may restrict only cats or only dogs. By reviewing your contract, you may find some loopholes to pet ownership but of course, it would be best to follow your contract at all costs.

#2. Address your landlord's experience about pets in the property. Find out what made your landlord decide on this restriction.

Many landlords place a 'no pets' rule in their contracts after a negative experience with a previous tenant.



To avoid these situations

Consider this, numerous pets end up in a shelter or being set out in the wild because owners fail to check for pet ownership rules in their rental contract. You should never let this happen.

Before you take any kind of animal or pet home, be sure to review your rental contract as well as any restrictions in your state.

Some pets are OK to own anywhere such as cats and dogs but some states do not allow imported pets, reptiles, exotic fishes, insects and amphibians.

You should also check if there is a local veterinarian that could help you with caring for your pet.



What you can do is promote yourself and your pet by doing the following:

Inform your landlord that your pet is housetrained or you are working on housetraining your pet. Show your pet's litter box as well as your cleaning tools to affirm your condition. Tell him that you will be personally responsible for cleaning up after your pet and he will never be a problem at all.

Noise is one of the most common concerns of landlords and you can address this by informing your landlord that you are training your pet or taking him to a class for discipline training.

Provide a letter of reference from your vet as a proof that you are a responsible pet owner. It should state that your pet receives regular checkups and vaccinations. This should help promote that your pet is healthy and you are very particular about your pet's health and wellness.

If your landlord still says no then you have two choices. You may either send your pet to a family member who can take care of him or you can move to an apartment or rental home that allows pets.

If you choose the later then you could do the following:

Ask a local animal welfare office for help in finding communities or apartment units that are pet friendly.

Ask a property developer for help in finding rental homes that allow pets as well.

Consider purchasing your own property. Having your own house or property will give you the freedom of having pets that are allowed in your state or community.

Issues over pets and pet damages are one of the most common sources of conflict between owners and tenants

Yes, your landlord could charge you for any damages brought by your pet. No matter what kind of damage it may be, contact your landlord at once and settle it as soon as possible.

You may agree to deduct the expenses from your pet rental deposit if you have one or you may have it repaired and pay for the repairs yourself. Be sure that you are not being double charged; keep receipts of repairs and any materials that were used for the repairs.

Can I be charged for pet damages?

Some landlords allow tenants to keep pets but with some restrictions especially considering any kind of damage that your pet could do to the property. If you are renting a new apartment or rental home and your landlord allows you to keep your pet then you should remember the following:



1. Some landlords ask for a pet rental deposit. This is an amount that would be enough to cover any damages that your pet may inflict on the property. This amount is separate from your rental deposit and is used primarily for repairs due to damages done by your pet. The amount set as a pet rental deposit could vary and may depend on the type of pet you have. Just like a rental deposit, the amount of the damages will be deducted from the deposit and the rest should be returned on a designated time after the tenant vacates the apartment or rental home. Be particular about your pet rental deposit; read and understand this section in your contract very well.

2. Train your pet early. As soon as you settle in your new apartment or rental home or as soon as your pet comes home with you (in case of a new pet), house proof your pet at once. Start training your pet as to where he is supposed to sleep, eat and poop. Be a responsible and considerate pet owner and you will find it easier to control your pet from being a naughty and destructive animal.

3. Walk your pets daily. Dogs could become destructive if they are bored. Regular walks and play could help reduce pent up energy. Walking your dog could also be beneficial to you as an exercise and therefore you should take time to do this every day.

One of the most frustrating things about owning pets is unwanted pet odor which could be impossible to control especially if you have more than one pet cat or dog. Landlords are also very particular about smells aside from physical destruction brought about by pets. The best way to address this is to talk to a professional since most pets such as cats use urine to designate their territories. Consult your vet as to how you can control pet odor if this is becoming a difficult concern for you.

It is better to be safe than sorry. Train your pet early to avoid getting charged for any kind of damages.

I know an owner of a super cute 'wiener dog'. She is going to med school and is dealing with a lot of pressure in class. She got the dog to help her through the tough times. Actually, companion animals are known to relieve stress, and are commonly used in hospitals or nursing homes for the residents.

But a puppy is going to bark, and sometimes it is a piercing squeal, and this dog was no exception. She had to attend class, and left the dog in a wash room a few hours per day.

After a next door neighbor confronted her about the noise that was permeating her apartment while my friend was at school, my friend searched the apartment to see where the noise could be transferring into the neighboring apartment. The walls seem pretty soundproof, so that wasn't the problem. Finally she realized that the dryer outlet shared a common hole with the neighbor. Once the dog was moved to a different location, and a heavy blanket was used to add additional soundproofing, the problem was resolved.

You should always take notice of a complaint before it gets to the landlord, because it can only get worse from there. A little consideration goes a long way.

Pests bring disease inside a home and even if dealing with pests is difficult, landlords and tenants share roles on how to maintain a pest-free rental home.

Who is responsible for pest control?



There are different laws in each state about who is responsible for pest control but almost all state laws agree that landlords should provide a suitable rental home that has structural elements that prevent pests from coming in such as door and window screens to prevent insects and vermin from coming in the house and ensuring that the rental home is pest-free and safe to begin with.

As a tenant, you should be particular of any kind of pests in a home.

- Droppings and small breaks in floors, doors and walls could mean that there are mice in the area.
- Stains due to bug droppings along floors and bed frames could be bedbugs.
- Hollow and “chewed-in” wood could mean termites.
- Old homes and apartments could have cockroaches, ants and other insects as well.

Before you settle in, ask your landlord if the property could be cleared by a pest control company first in order to address possible signs of pests in the property.



Tenants are partly responsible for pest control. You should therefore be persistent in cleaning up, in making sure that structural elements such as screens, windows and doors are kept intact and secure to avoid vermin and insects from getting inside the house and to provide basic pest control such as using insect sprays or pesticides.

Tenants should be responsible in avoiding pests from getting into the property such as bringing in mattresses and furniture infested with bedbugs. Therefore, expenses due to hiring a professional pest control company should be shouldered by the tenant. Preventing is the key to keeping a rental property free from vermin and pests.

Landlords should do the following:

Landlords should hire a professional pest control company to remove pests before a new tenant occupies the property. This should be stated in the rental contract. Landlords should hire a contractor to take care of all structures in the property especially screens in windows and doors before a new tenant occupies the property. Landlords should have specific sections in his rental contract regarding the upkeep of the property to be able to prevent pests.

Tenants should do the following:

Review the rental contract and if not stated, ask questions about pest control. Be diligent and inspect the property for any signs of pests before you even sign a rental contract.

Tenants should keep the property clean and free from pests. Rental properties could become overrun with pests if cleanup is not done regularly.

Tenants should immediately report any structural damages and any signs of pests to the landlord. Resolving any pest issue at once could reduce costly problems in the future. Improper garbage disposal is one of the major reasons why pests appear in homes and rental properties. Make sure that you know garbage disposal and collection rules in your new community.

Is the landlord responsible for parking issues?

As a general rule, landlords are responsible for the repair and maintenance of rented homes or apartments. This rule applies to the things that come with the rented space or unit such as appliances. Also included are common areas such as elevators, hallways, and parking lots. Therefore, parking issues are included in the responsibilities of landlords.

The landlord is generally responsible for the repair and maintenance of the rented unit, and that means that your landlord should replace or fix anything that is not working properly or is in bad condition. If you agree to forgo or be responsible for any repairs, such as painting in exchange for some rent deductions, that should be included in your lease. If the parking lot or driveway is damaged, you should agree as to whether those repairs will be made and when. Again, if you are getting a break on rent because of some damages, those should also be in writing.



It is also the responsibility of your landlord to maintain and clean the common areas. These areas include outside and inside the building that are not part of the tenant's unit. For example, it often is the responsibility of your landlord to:

1. Keep stairways, elevators, lobby and halls clean
2. Keep garbage and laundry rooms clean
3. Maintain the landscape
4. Pick up garbage outside of the building
5. Remove hazardous ice and snow blocking driveways, sidewalks, and parking lots

Parking issues might also include whether you get to use a covered carport or if it is 'first come, first served'. Often a tenant will have to pay extra to get an assigned spot. If you have your own parking space, it is your landlords obligation to make sure other tenants do not use the space assigned to you. You should not have to handle that situation which might lead to a confrontation.

As mentioned earlier, as a general rule; parking issues are included in the responsibilities of landlords. However, there are some situations where landlords may not be legally responsible, such as in supplying a tenant with parking space, off-street parking, usage of a garage, removal of snow, usage of yard and common areas, garbage pickup or the provision of garbage cans.

But often times due to rental market competition, landlords are willing to supply their tenants with certain services in order to attract tenants to rent their property. So, if a landlord is agreeable to supplying you with certain amenities try to put it in writing. For example, if your landlord is willing to provide you with off-street parking and free garbage cans and pickup, ask your landlord to make a written statement to reflect the amenities he is willing to give.

With a written agreement, everything will be clear to both the tenant and the landlord. If a tenant encounters any problem in any of the stipulations in the contract, he or she can refer to the contract when complaining or reporting to the landlord. Disputes not resolved between the tenant and the landlord can be referred to a lawyer for proper procedures.



Many tenants that agree to split rent with their roommates commonly believe that as long as payment of their share of rent every month is made, they are good.

The thought is that if the roommate becomes short, then he or she will only be the one liable for not paying the rent to the landlord and may possibly get evicted.

If this is what a tenant with a roommate has in mind, he/she must consider some facts for better understanding.

My roommate stopped paying rent, what can I do?



Roommates that signed the lease bound themselves to pay the landlord a particular amount as a portion of the total amount of rent every month. The landlord only cares about being paid the full amount of rent every month. The way the tenant and roommate divide their rent is between them. This is legal jargon of a joint and several liabilities.

For example: A tenant rented a two-bedroom apartment with a roommate for \$1,500 a month. The two agreed that the tenant would pay \$800 and the roommate \$700 every month because the tenant's room is bigger. Within a few months of the lease, the roommate announces that he will be unable to pay his portion of the rent this month. What will happen is that even if the tenant will pay his full share of \$800, he and his roommate are violating the lease agreement because the landlord is expecting to be paid the full amount of \$1,500 every month.

This is not to mention the possible other differences that you and your roommate have. The other monthly bills have to be shared as well such as electricity, water and other bills. However, if your roommate will be short every time, chances are you will be shouldering not only the monthly rent, but the utilities as well. The concern is that, even if you are consistent in paying your share of the monthly rent and bills, the possibility of being evicted or denial of use of common services is imminent.

Therefore, the responsibility of having a roommate is to understand that both of you are responsible for each other's portion of the total amount of the rent. Due to the fact that you have the possibility of being evicted if your roommate has a poor sense of financial responsibility, it is crucial to go over the idea if a roommate is suitable for you. If you decide to have a roommate, consider the one that has the financial capability to pay for his share of monthly rent.

On the other hand, if you are renting an apartment with a roommate that is inconsistent in paying his share of the rent, it is practical for you to start considering another roommate in place of the current one.

If you have a roommate that misses his/her rent payments, it will place the tenancy and the relationship at risk. Therefore, it is crucial to think first whether you can take the responsibility of having a roommate or not. All the other considerations will be secondary to the commitment of paying their share of the rent.



Will I be locked out if my rent is late?

Tenant did not pay the rent on time. Can the landlord change the door lock?

Yes, the landlord can change the door lock. However, although the landlord has the right to change the lock due to non-payment of rent, he can only do so if the lease agreement has a provision allowing such action. Before the landlord can change the lock, he/she must provide the tenant notice of the intended changing of the lock.

The notice usually must contain the following:

- The earliest date that the lock of the door will be changed;
the specific amount of rent that the tenant must pay in order to avoid a change of lock.
- The name and address where possible discussion can be made or settlement of the rent is due during regular business hours.
- The right to receive the new key.
In addition, if the landlord changes the door lock, he/she must provide the tenant with written notice that is posted on the door; concerns where to get the key or a notice providing contact numbers where to call to request the delivery of the key. The notice will also provide the amount due of the rent.

The landlord changes the door lock. What should be done?

The first thing to do is to contact the landlord and make a written entry request. The landlord is obliged to give you access to your personal property. If the landlord refuses, the tenant can regain possession of the apartment/premises by getting a writ of re-entry from the court.



It is good to note that as a tenant, you are provided with certain rights even if you have not paid your rent. This question of tenants involving non-payment of rent is discussed below although it is not necessarily exhaustive information of the tenant's rights and remedies.

The following information is general overview; one must not rely on it as their only source of legal advice. When confronted with legal problems, you should consider consulting a lawyer.

The process to obtain the writ of re-entry involves filing of a sworn complaint containing the facts regarding the unlawful lockout. After filing of the complaint and the court reasonably believes that the tenant is unlawfully locked out, the writ of re-entry will be issued.

The writ would entitle the tenant immediate possession of the apartment/premises, pending the final hearing concerning the matter. The conduct of the initial hearing can be done even in the absence of the landlord.

Once the writ of re-entry is in the hand of the tenant, he/she must request the sheriff or constable to serve it to the landlord. Failure of the landlord to comply with the writ of re-entry or disobedience may hold the landlord in contempt of court.

The landlord on the other hand, may request a hearing on the sworn complaint for reentry. The hearing will be conducted in the court within a specified time period after the request of the landlord.

If the landlord does not request a hearing, a judgment will be passed for court costs that will be rendered against the landlord. The filing of complaint for re-entry does not in any way affect the right of the tenant to pursue another separate course of action for being locked out unlawfully.



How can I get out of my lease?

Your lease is a legally binding document. You should think very carefully before signing, because once signed, the power shifts to the landlord if you change your mind.



Your lease has a fixed term and moving out before the term is over could subject you to fines as stated in your contract. To avoid paying these huge fines, you should remember the following tips:

- Find loopholes in your lease. If you want to move out and you want your rental deposit back (or at least a portion of the deposit), you can check your rental contracts for any loopholes. If your contract states that the owner is responsible for any repairs made in the property then you could look for things that he has overlooked and take this as a reason for terminating your contract.
- If you have developed a good relationship with your landlord then he could possibly understand your situation.

To avoid these situations

Moving out before your lease is over could be a tiresome thing to do especially if your landlord would let you off the hook. To avoid these situations, you should develop a good relationship with your landlord from the start.

You should also be completely aware of your contract and remember that any violation or termination could lead to substantial fines. Also remember that once you try to get out of your lease, the law will be on the landlord's side and you cannot stand a chance. So avoid these situations at all cost.

- Explain why you need to terminate your contract early; negotiate and offer any of the following:

You could offer all or part of your security deposit.

You could help look for a new tenant.

Along with this, you will shoulder all the expenses of placing ads, screening the new tenant and showing the unit. Reassure your landlord that the new renter has been screened and he will continue paying the rent in your place.

- Offer to pay rent even if you have already moved out. Provide your new address, your contact information and post-dated checks to reassure your landlord that you would pay up and he could release you from your contract.
- You can always move out legally; simply follow the moving out process that is included in your rental contract. Most landlords require a suitable notice from their tenants if they decide to move out. Written or a verbal notice that you will be vacating the property soon is very important. Some landlords require their tenants to give at least a month's notice before they leave and their rental advanced payment may already be applied. You should check your contract regarding this or meet with your landlord regarding your plans.
- Avoid getting into a lawsuit or even a fight with your landlord and try to settle your differences in a polite and mature manner. If your landlord won't allow you to break your contract and is still trying to make you pay for early termination of your contract then you could seek legal advice. Be aware of rental laws in your area so you will come prepared of anything that your landlord could throw at you.

First of all, the term “not livable” could mean differently from one tenant to another. One tenant could deal with a dripping roof while another could not stand a small rat in the kitchen.

Each state has a specific rental law regarding the rights of tenants and the responsibilities of a landlord. These are contained in a rental law site that you can look up on the Internet.

What can I do if my rental unit is not livable?



It is the landlord’s responsibility to provide a safe and healthy rental property where his tenants may live. However there are conditions when a rental unit is not livable and it is not how the tenant pictured the property the first months or years that they rented the unit.

What does a tenant do if their rental unit is not livable anymore? How does he inform the landlord that there are maintenance repairs that need to be done?

If you are a tenant and you think that the rental unit that you are residing is an inhabitable rental or in no way ideal for living then you should do the following:

- Inform your landlord of the major repair or damage, this is of course in the light that you still want to remain in the property (you have no intention to move). You should write a formal letter that contains an itemized list of what seems to be wrong in the rental unit.
- You should ask your landlord to inspect the property in person and to bring a contractor to check on the repairs as soon as possible.
- You should take photos or videos of the major repair that you are referring to. These could be a video of a leaking roof while it is raining outside, a video or a photo of a large rat or wild animal in the house (a raccoon, hornet or bees’ nest, etc.) a photo of a flooded basement and so many more. The more evidence you can collect the better.



- You should ask a witness to check on the actual incident. She/he could attest by writing or by appearing when the landlord pays a visit to inspect the property.
- You should check your rental contract for any clauses regarding your problem or condition. If the landlord does not make himself available to check on the emergency or the situation that you claim to make the rental unit not livable in a given amount of time then you could decide to move or you may settle this in court.

Tenants that have been a victim of a robbery or a break-in could also find their rental unit unsafe for them and for their family. Tenants may secure a copy of a police report regarding the incident, the money or the valuables that were lost (if any) and photographs of where the intruder managed to sneak into the property. These should be immediately addressed to the landlord and the tenants should meet with him regarding any arrangements, repairs or if the tenant decides to move out.

If you decide to move out due to the condition in your rental property then you should notify your landlord that you are moving right away. Usually there is a required 30 day written notice from the tenant however, if the situation is indeed dangerous to the tenant and his family then the 30 day notice period should be overlooked.

The landlord and the tenant should settle for the date when the tenant security deposit will be returned along with an itemized list of any deductions. Requests and agreements should all be done in writing.

The Right Way to Get Your Landlord On-Board with Airbnb

We get lots of questions from tenants about Airbnb and similar sites. Question like “Can I get in trouble for renting out my apartment” or “Do I need my landlord’s permission to use Airbnb?”. In this article, we will explore these questions and more.

Let’s dispense with those first questions right away and then move on to the helpful suggestions. Yes, you CAN get in trouble, and yes you DO need permission from your landlord. While you might sneak by a few times, you probably will get caught if you sublet your apartment and the repercussions could be disastrous for you. You could get evicted, lose your deposit, or worse.

But don’t think that your landlord would be totally against the idea. Many landlords are ok with subletting through Airbnb, and many others just don’t realize what it is and how they can benefit.



Do your homework and understand your argument

Your landlord is renting to you for one simple reason – steady low risk income. A landlord or property manager wants a tenant that will pay rent on time, take care of the property, and leave it in good shape. A sure-fire way to strike fear into a landlord is to let them know that you want to let a total stranger in their property that is not part of the rock solid lease you signed. So now you are interrupting their comfort zone with these risks:

- Potential damage to the property with party animal guests
- Breaking of local ordinances that might prohibit short term rentals
- Loss of insurance due to business use of their property
- Allowing the tenant to break the ‘sublet’ clause in their lease

The Right Way to Get Your Landlord On-Board with AirBnb

How to convince your landlord

If you are a good tenant, and are on good terms with your landlord, you might be in a position to approach your landlord. Think about what you can offer that might get them on board:

- Pay the owner a percentage of the Airbnb profit
- Agree to pay a higher monthly rent amount
- Purchase insurance yourself to cover any damages
- Get to know the Airbnb insurance guarantee
- Offer to pay the rent up front
- Let the landlord approve any rentals ahead of time
- Assure them that you will stay on premise during the rental
- Pay additional security deposit for your rental
- Offer to make improvements to your rental

If you do end up with permission to sublet your rental, be sure that you have your own renter's insurance. This will cover damages to your property and provide liability insurance in case someone gets injured in your rental. Be sure that you research the local laws to give your landlord assurance that no laws or ordinances are being violated. Also be absolutely sure that any modifications to your lease are done properly (with an attorney), and that your right to sublease the rental using Airbnb or a similar site is clearly outlined in the agreement.

Issues after you have moved out

This can be the most difficult time. At the same time that you are preparing to move yet again, with all the time and trouble that takes, you might find yourself fighting to get back your security deposit, or having to repair things at your old rental. Here are some tips to help make the transition smoother and hassle free.



Note: Please keep in mind that most of these topics are often affected by local, state, and federal laws. Moreover, those laws constantly change. So do not construe any of the topics discussed at Tenants.com to be legal advice. If you have any legal questions, you'll need to consult an attorney. One good way to do that is right on this website under the [Tenant Legal Questions](#) page.

Well, you have moved out for a reason. Hopefully, it is because you got a great job across town. But all too often it is because of things you don't like about your current rental or your landlord. Now, you'll have to deal with the issue of getting your security deposit back, eviction issues, damages to the apartment, or legal issues. Here you will find valuable information regarding issues after you have moved out.

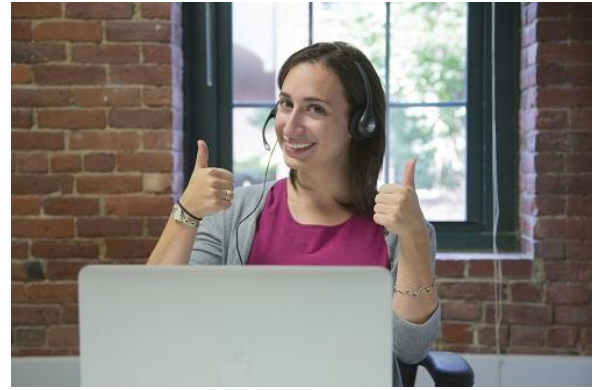
What can I do to get my security deposit refunded?

The return of your deposit after you move out may be based on the condition of your rental at that time. So be sure that when you move in, that you get a check-in (or move-in) sheet, and that you complete it thoroughly, noting all dings in the ceiling and walls, repaired spots, worn carpet, rust on appliances – well, everything. Make sure all moving parts, such as toilets, faucets, and light switches work properly.

Take special care to look for leak spots, which might indicate a future water damage problem, or a mold issue. If you neglect to mention these types of things initially, you might be held responsible for the damages caused later.

Additionally, take pictures of the entire rental inside and out, and store the files in a safe place. If your landlord agrees to fix some of these things before you move in, you should get that in writing and include a date that the work will be finished prior to your move in date.

Check your lease for fees that are not refundable when you move out. Those fees will be deducted from your deposit. Typically they are items such as carpet shampooing and cleaning. If you agree to hire a professional to do the same, you might be able to save some money.



Know Your Security Deposit Options

Your landlord has the right to charge whatever they want to charge for your security deposit. That's right.

Whatever you agree to pay, is what you have to pay, so don't forget the deposit might be negotiable. Or at least you might be able to pay a small amount now, then the rest before you move in.

Be sure any deposit payment agreement with your future landlord is in writing. If your credit is suffering, you might end up paying more security deposit than someone with stellar credit.

Once you have paid your deposit, also be sure to get a receipt and keep the receipt in a safe place until you move out – you might need it later.



Additionally, pay attention to the number of days notice to vacate at the end of your lease. If you don't give the proper notice, you may end up having to pay for additional rent that you didn't use.

Also take pictures of the condition of the property when you move, so you cannot be held liable for something you didn't do. If you are charged for repairs after you move out, ask for an itemized list, so that you don't end up paying \$10.00 for a missing light bulb.

If you feel that you didn't get treated fairly with the return of your deposit, let your landlord know in writing. Be polite, though, sometimes it is just an oversight. Your lease should contain the amount of time allowed before the landlord has to account for your security deposit.

If you cannot come to terms, you might need to contact the local tenant's council or go to a small claims court. Many times the threat of [legal action](#) is enough to get things resolved, but only use that as a last resort. Most often you can get it resolved, but remember that the lease you signed is the most important factor. If you didn't read the lease thoroughly, or comply with the terms, you may be out of luck.

When tenants leave a rental property with back rental payments and property repairs, the landlord may have the option to use the tenant's rental deposit as payment for unpaid rent. But this money may not be used to cover last month's rent unless the landlord agrees to this arrangement.



Can my landlord keep my security deposit to pay any rent owed?

If you are a tenant and you are thinking of leaving your rental home, you are entitled to your rental deposit. Your landlord will list any repairs that need to be made and these will be deducted from your rental deposit according to the provisions in your lease. Your landlord is also obligated to prepare your rental deposit disposition within the time period specified in your lease. That is why you should carefully inspect your lease at the beginning because this time period can vary.

To reduce trouble in claiming your rental deposit when you move, you should remember the following:

- Pay your rent on time. But if you wish to apply your last months rent from your security deposit then talk to your landlord for more information. If your full security deposit is to be refunded, your landlord may refund the deposit on paper then apply the proceeds to your rent with your permission. Leave your latest contact information to your landlord; this should include your new address, cell phone number and mailing address.

If you are a landlord

Make sure that your lease contract is updated and well-constructed to help your tenants understand each clause and section. Before your tenant signs your contract, ask if he understands all the sections and if he has any questions pertaining to your contract.

Make sure that your tenants are well-screened and provide authentic and suitable personal and financial information. You must ask for references from your new tenants such as recommendations from previous landlords and a co-signee for your contract to protect your business.

- Go over repairs and any other deductions with your landlord. To avoid any misunderstanding, create a list and finalize all these deductions in writing. Have a witness countersign this list and ask when the rental deposit would be ready for pick up or deposited in your bank account. Take pictures of the final condition.
- Know the rules in rental deposit and how to claim it in your state or area. Different states have different rules about rental deposits, you should be aware of how this goes and how you will be able to receive your rental deposits on time.
- If your landlord fails to provide your rental deposit on the designated date, you should call or contact him as soon as possible. If he refuses to talk or you find it hard to claim your rental deposit, you may settle this in a small claims court in your area. Consult an attorney that specializes in rental property ownership for more information.

Rental laws differ from one state to another and it is important that you know your rights as a tenant. You should also be aware of your rental contract and what is contained in your contract.

If you have any questions or you would like to find out more about rental contracts and rental deposits, you could consult an [attorney that specializes in rental law](#) in your state.

Can my security deposit be forfeited if I break my lease?

Your rental lease is for a year but halfway through it, you found your dream home or you need to move out because of a new job in a new city; will you be able to still claim your rental deposit? Or will your landlord forfeit this amount?

If your landlord is considerate, he/she will possibly allow you to break your lease and return all or a portion of your rental deposit.

Or possibly your landlord will waive the remainder of the rent, but keep your security deposit if your reason is not all that compelling.

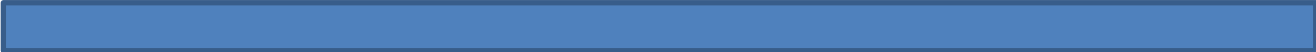
In all cases, be patient and considerate as well, and you won't have to deal with this the hard way!



You could work it out by negotiating with your landlord or by following some of these tips:

You should try to negotiate with your landlord. Be polite and understanding and you will certainly be able to win over your landlord. Explain why you need to move and that you may need to get your rental deposit back.

You may also find loopholes in your contract which could help you break your lease and claim a portion or all your rental deposit back. Loopholes could be found in different sections of your contract; you may consult an attorney that specializes in rental laws to help you out.

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- If your lease says that the owner is responsible for all repairs for any kind of structure in the premises then look for repairs that may have been overlooked. You can use these overlooked repairs as one of your reasons for letting go of your lease early. Make sure that you had given proper notification.
 - Check your neighborhood. Surely you have assessed the safety of your neighborhood before you rented the property but a lot may have changed from that time. You and your family's safety in and around the premises is a very important factor in maintaining a rental property and if you feel that you are not safe, considering conditions outside your home then you may have no choice but to look for another place to rent. This may be one of the reasons you give, but don't count on it as being sufficient reason to get out of your lease.
 - Your rental home may not be that fit to live in. Possibly the structure had deteriorated, or pest infestation is rampant, and your landlord cannot control it. You may highlight this as one of your reasons from moving in to a more modern, safe and updated home.

If you have to vacate the property and break your lease because of circumstances that you simply cannot control then you should explain this to your landlord. Some reasons that are beyond your control are work assignments to another location, an unforeseen circumstance such as a death in the family, a break-up in your marriage, the need to move into an assisted living home or for medical care then this should be negotiated with your landlord. Often a military re-assignment is considered a valid reason to break your lease before the end.

Can I sue my landlord for not making repairs?



There are many ways that tenants can get their landlords to fix problems or make repairs to make their rental units healthy and safe.

Whether a lawsuit is necessary or not will largely depend on some factors that include which state you live in since state rules vary, if you have not followed some requirements before filing a lawsuit, and the seriousness of the problem.

Before you hire a lawyer or sue your landlord, here are some steps that you can take:

1. Check your lease contract and existing rules on the responsibilities of landlords in the area where you live. Review your contract and determine the responsibilities of your landlord regarding repairs. If there are no concrete stipulations or the repair you need is not included in your contract, you need to review the state law. Local housing and state laws entitle tenants to a livable and safe home, especially when it comes to heat and hot water which are considered basic items.
2. Identify if your problem is a minor repair concern or a habitability problem. Generally, landlords are mandated by law to be responsible for taking care of things such as a roof leak that can cause stains in the ceiling of your bedroom and damage your furniture when it rains. A problem like this is considered a habitability concern. Your options and the landlord's responsibilities will vary for major repairs against minor ones.
3. Check out what your legal options are in order to encourage your landlord to make the repairs you need. Some options may include moving out without paying additional liability for your rent, repairing first and then deducting cost from your rent, or withholding rent. The options will depend on where you live and the extent of the habitability concern or needed repair. But, before you can use these options, there are certain steps that you should follow. The important thing that you should do is to make your request for repairs in writing and that you keep all communications as you will need them if you end up in court.

In almost all places, you can sue your landlord if the unit you are renting is uninhabitable. And you can sue your landlord whether you move out or not. You can stay in your unit if it is safe, but if your unit has major leaks when it rains then you should move out.

Depending on the laws where you live, you may sue your landlord for losses you have in relation with the uninhabitable premises you are renting. Included are the damaged furniture and bedding in a bedroom caused by a leaky roof, pain and suffering and personal injuries caused by substandard housing conditions. However, you must keep in mind that suing your landlord could be risky. This is especially true if you are on a month-to-month rental agreement.

If you are positive that you will be successful in suing your landlord for a habitability concern, and your lease agreement states that you are entitled to attorney's fees if you win your case, then you need to hire a lawyer.



What if my rental property gets foreclosed on?

It is very confusing for tenants when they learn that the property they are renting is being foreclosed on.

They do not know who is entitled to receive the rent money ...



Under federal law, if you are on a rental agreement for a particular period of time, the agreement should also be turned over as-is to the new owner, if the new landlord will not use said property as their primary abode. If this is so, a notice is required to be given to the current occupant of the property. Also, any change in the terms and conditions of the existing lease agreement should be approved by both parties. Otherwise, there should be no changes. Further, some state laws permit the new landlord to ask current tenants to sign a new lease contract if they decide to stay in the rented unit.

If the landlords are using state law, they may not have to accept tenant's lease, and could have the authority to give existing tenants notice to give up the property. If the tenant has already paid the last month's rent under the law; the previous landlord should refund the paid rental and deposit back to the existing tenant or transfer the paid deposit to the new landlord or owner of the unit. If in case the old owner failed to do so, he or she could be liable for twice the amount of deposit or payment, attorney's fees, or arbitration costs to the existing tenant.

It is the duty of the new owner of the property to contact current tenants and tell them where they can pay the rent. However, it is a possibility that the new landlord may not contact you about your lease after the foreclosure sale. Even though the law requires the new owners of foreclosed property notify current tenants, they don't usually do so. The best thing for the current tenants to do when the new property owner is not contacting them and they have no way of locating them is to save and keep the rent money in a separate account.

It is not necessary for current tenants of foreclosed property to vacate their unit immediately. The new owner of the foreclosed property may not want the current tenants to vacate the property.

They may want existing tenants to keep the property and continue the lease. In this case, the new owner should contact current tenants and provide the new address where to send the rent money.

A mutual agreement between the new owner and the current tenant is required to make any changes in the existing lease contract. It is also mandatory for trustees or banks to inform parties within 90 days in writing if the property is being foreclosed on.

Often, tenants may possibly hear demands from different people; a bank, a management agency, or the desperate landlord.

In this situation, it is critical for the tenant to know who is and who isn't authorized to collect the rent payment and who is duty-bound to maintain the lease during this specific period of time.



Can I get evicted if I lost my job?

A tenant with a month-to-month lease can have his or her lease contract terminated for any cause that is not prejudiced. This means, a tenant can't be evicted for religion, race, ethnicity, sex, and such reasons.

It is inevitable for a landlord to be concerned if a tenant is heavily indebted or loses their job. But, a landlord may be willing to work out things with a tenant who is upfront about his or her situation and assures the landlord that his/her financial problem is being taken care of.

If a tenant regularly pays his/her rent on time, never misses a payment, and has a good relationship with the landlord; then it is most likely that the landlord will give them a chance to not be evicted. Your good rapport with your landlord will make the landlord consider you more than just a tenant with money, but could develop a solid relationship.

Therefore, it is always a good idea to tell your landlord about your concerns and assure him/her that you are on top of the situation and discuss with him your plan of action. Assure your landlord that you are able to find another job and be out of debt.

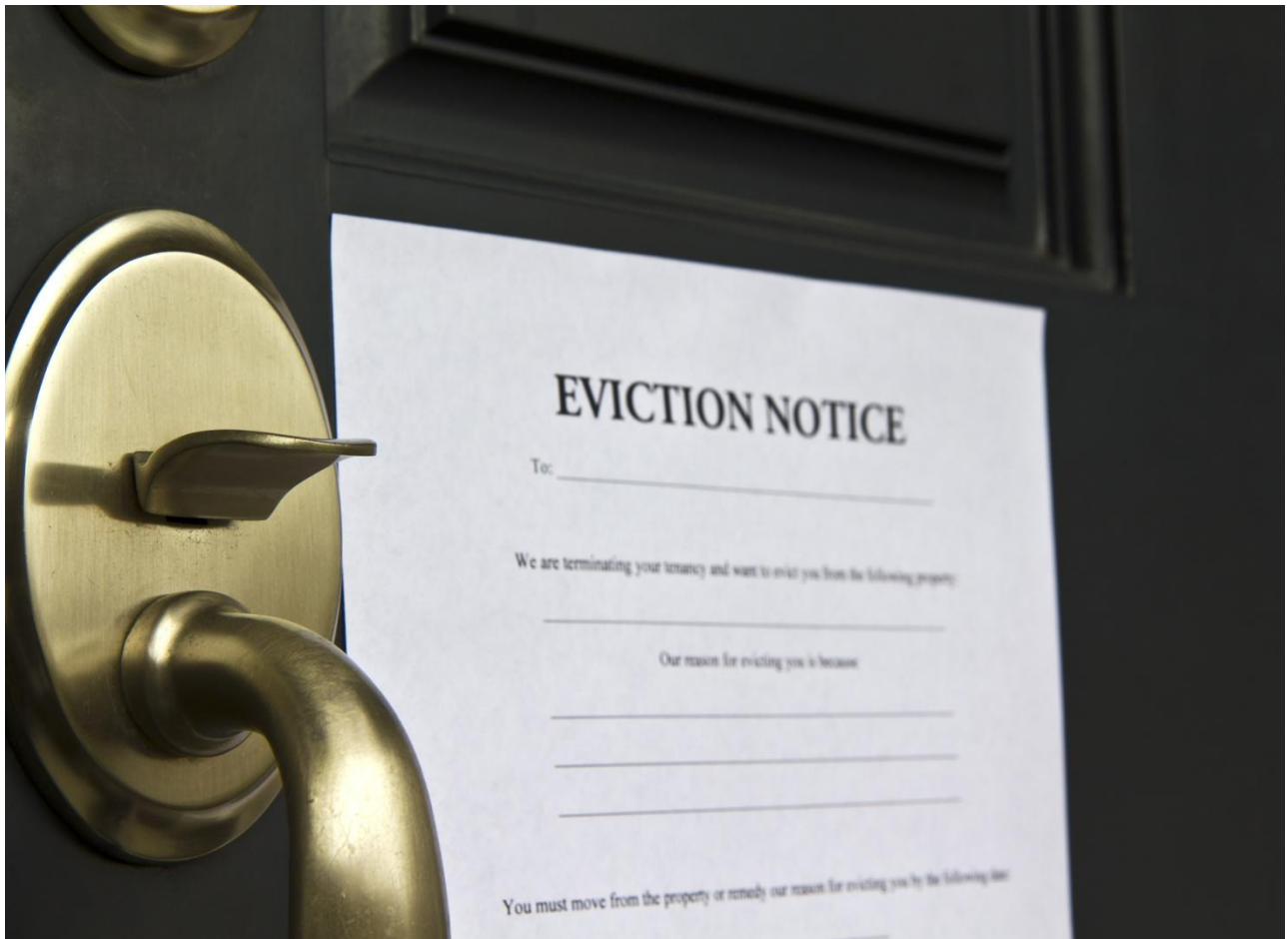


Yes, it is true that losing a job is like being in debt!

Worse, you'll have the fear of being evicted from your rented home if your landlord finds out that you won't be able to pay your rent.

In some states, you are given at least 30 days notice before your tenancy is terminated by your landlord upon knowledge of your being out of job and if you don't have a lease.

Often, when people think of eviction, they think of being kicked out of a rented unit because of non-payment of rent due to losing a job. It could be a common reason for eviction, but it is not the only reason. Generally, a tenant can be evicted for any major breach of the terms of the contract of lease agreement. So, if you are being evicted, make sure you know why.



To avoid receiving a notice of eviction, approach your landlord immediately to discuss your problem. It is much easier to negotiate with your landlord before receiving an eviction notice than after. If you ever receive a notice of eviction, you will have at least three days to settle the problem. The time frame will depend on which state you live in.

Make sure that you appear in court. Not showing up in court is a big mistake. If you fail to appear in court, this will make the landlord and the court think that you are not able to resolve your problem and will make the court decide to your disadvantage.

Therefore, to avoid more damages and make a better negotiation in paying your past due account, appear in court and explain your situation.

I got evicted! What do I do now?

Are you facing eviction?

With today's economy the way it is, and considering the shape that it is currently in, it can be extremely expensive to own your own home. Many people find themselves renting rooms in homes or apartments because they simply cannot afford the high price tags placed on homes.

While being the tenant of an apartment certainly has its advantages as opposed to being an outright home owner, there are most certainly downsides associated with being a tenant as well.

One of the more prominent drawbacks to being a tenant is facing eviction by a landlord.



Unfortunately, when you live in an apartment or a rental home, you can never truly know when you might be facing eviction, and a landlord can spring the process upon you at any given moment.

If you are a tenant who faces eviction from a rental property, there are a few things you should know.

While the [laws regarding eviction](#) vary by state, always remember that under no circumstances can your landlord lock you out of your home, or remove any of your property without first going through a specific process. The length of these processes can also vary, as can the finer points and details, but in order to be evicted, your landlord must give you proper notice of eviction prior to the date specified. If you are unfortunate enough to receive an eviction notice in your mailbox or on your doorstep, it can never hurt to try to sit down with your landlord and negotiate a little bit.



The one thing you absolutely do not want to do if you find yourself facing an eviction is to lose control. While it can be a very stressful and emotional process, always remember that in most cases, your landlord will be well within his rights to evict you from his property, one of the perks of being a property or home owner.

Furthermore, if you do find yourself facing eviction, more often than not there is a reason for that. It could be because you've broken the tenant agreement, damaged the property, or simply are not cooperating with the landlord. When you receive notice of your eviction, be sure to give some careful thought and consideration to why this might be happening to you.

If you don't feel the eviction is justified, you can always look into your legal rights as a tenant in the state in which you live, as well as research the eviction process in your area. Eviction is a two-way street and must be fair for both parties.



Thank you for reading this eBook! We sincerely hope that it has helped you become more knowledgeable about what it means to be a tenant.

Our hope is that we can reduce the amount of conflicts between tenants and landlords by educating both on what it takes to create a cooperative and friendly atmosphere.

At Tenants.com, our goal is to become the go-to resource for tenants (and landlords) to find the information and help that they need. With our substantial resources, we can be your contact for legal questions, rental questions, moving questions, and questions concerning how to find a great rental!

If you have any questions about this book or Tenants.com, please contact us using the methods on the website.

Again, thank you and feel free to share this information with anyone that you think will benefit from it. Take care!

-from the staff at [Tenants.com](http://tenants.com)

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