

## RENTAL RIGHTS AND RESPONSIBILITIES

- Talk to the client about the rental arrangement made for the family.
- ◆ Discuss Tenant/Landlord relations and responsibilities. Hand out *Tenant's Rights and Responsibilities* booklet to refugee and discuss specifically:
  - landlord's duty to repair any malfunctioning electrical, plumbing or structural components of the dwelling
  - how to contact landlord or resettlement agency staff to report problems with the dwelling
  - rules regarding the deposit and reasons it could be forfeited
- ◆ Instruct the client of his responsibilities to adhere to the terms of the lease, specifically:
  - paying rent on time and obligation to pay late fees for rent given past the due date
  - which utilities must be paid by the landlord and which by the tenant
  - staying in the home / apartment for the duration of the lease and consequences of leaving the dwelling before the term of the lease is up
  - need to provide landlords 30-day notice before leaving the dwelling & impact of failing to do so
  - responsibility of the tenant to pay for things (windows, appliances, fixtures, etc.) that the tenant breaks
  - Illegal to build additions or alter house without landlord's consent.
- ◆ Describe in detail what is expected from the client as a neighborhood resident:
  - respect your neighbors' and other tenants' rights to peaceful and quiet habitation
  - no raucous, loud behavior or music, especially at night
  - respect the privacy of your neighbor
  - keep exterior of the home and yard clean and free of debris