

# Renting Rights & Responsibilities

## Tenant's Rights:

1. A safe and sanitary home
2. To call a health or housing inspector
3. To privacy and enjoy the peace and quiet
4. A written receipt
5. To remain in the place you rent until you are legally evicted

## Tenant's Responsibilities:

1. Pay full rent on time
2. Follow the lease
3. File maintenance and repair requests
4. Keep the rental unit clean
5. Report bed bugs and pests
6. Give written notice upon moving out
7. Get permission for changes
8. Inform the landlord know if you are leaving the unit for a period of time
9. Do not increase the number of occupants specified on your rental

agreement without written permission by the owner.

## Landlord's Responsibilities:

1. To allow you, in exchange for your rent, to live on the property in peace, without reasonably disturbing you or allowing other tenants of the property to disturb you.
2. To give you proper notice of changes in rental terms such as rent increases and of any non-emergency entries.
3. To maintain the unit in safe and healthy conditions
4. To follow the legal eviction procedure
5. Not to discriminate against you because of your race, color, religion, sex, national origin, familial status, disability, or source of income.

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## If you have any grievances with your landlord make sure to:

- Pay full rent on-time rent while issue is being resolved.
- Maintain a record of all interactions with landlord
  - Ideally make all interactions in writing, preferably by email.
  - If request requires a repair, or something visual you want to keep on record, include a photo in the written request.
  - If the request is written on paper keep a copy of it for your records, remember to sign and date any paper document you submit to your landlord.
- Request receipts of all payments.
- On any payment write what it is intended for in the "Memo" field

**Landlord disputes:** Landlord Tenant Mediation: 801-359-2444

**Discrimination:** Housing discrimination is when an individual or family is treated unequally based on race, color, national origin, religion, sex, familial status, or a disability when trying to buy, rent, sell, lease or finance a home or apartment.

Disability Law Center 801-363-1347, [fairhousing@disabilitylawcenter.org](mailto:fairhousing@disabilitylawcenter.org)

Utah Antidiscrimination and Labor Division (UALD), 801-530-6800, [discrimination@utah.gov](mailto:discrimination@utah.gov), [www.laborcomission.utah.gov](http://www.laborcomission.utah.gov)