

ACTIVITY

DAMAGE, CLEANING, AND REPAIRS: TRUE OR FALSE?

1. ___ Bill may refuse to sign a written statement that his rental premises are in a good state if it truly is not.
2. ___ Because Pat did not notice and report all damage in an initial inspection of her apartment, Pat is responsible for the repair.
3. ___ A security deposit must be paid on all rental accommodations.
4. ___ Davinder's landlord has the right to charge him two months' rent for a security deposit.
5. ___ Helga, a landlord, does not have to hold security deposits in trust as long as she pays them back with interest, minus any damages.
6. ___ Jill is responsible for repairing the shower head that her friend Janna ruined.
7. ___ Lonny is responsible for replacing the burned-out lightbulb in the common area of the apartment block.
8. ___ Appliances are part of Mo's rental agreement. Mo can expect that his landlord is responsible for repairing his apartment's stove that broke down due to regular wear and tear.
9. ___ Bryan rents a house and yard, so he is responsible for maintaining the yard.
10. ___ The tenants of an apartment should expect the snow to be shoveled in a reasonable amount of time after a snowstorm.

MINI-CASE STUDIES: CAN THE LANDLORD DO IT?

For each scenario, explain if the landlord is in the right or in the wrong.

1. Sylvia refuses to pay the rent until the malfunctioning dishwasher is repaired. Because of the unpaid rent, her landlord evicts her.
2. Golden Manor Real Estate, the landlord, serves eviction notice on Tonya to vacate in the middle of the lease period because she does not keep the premises in a fit state of cleanliness.
3. Grace Brothers Apartments puts a broom in the laundry room along with a sign that requires the tenants on each floor to be responsible for keeping the laundry room clean.
4. Lolita and Lawrence both put in applications for one available suite at Sunnyside Apartments. Paul, the landlord, tells the two that whoever pays him the entire damage deposit up-front will get the apartment.