

## DAMAGE, CLEANING, AND REPAIRS: TRUE OR FALSE?

# ANSWERS

1. T Bill may refuse to sign a written statement that his rental premises are in a good state if it truly is not.
2. F Because Pat did not notice and report all damage in an initial inspection of her apartment, Pat is responsible for the repair.
3. F A security deposit must be paid on all rental accommodations.
4. F Davinder's landlord has the right to charge him two months' rent for a security deposit.
5. F 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. T Jill is responsible for repairing the shower head that her friend Janna ruined.
7. F Lonny is responsible for replacing the burned-out lightbulb in the common area of the apartment block.
8. T 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. T Bryan rents a house and yard, so he is responsible for maintaining the yard.
10. T 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?

1. Yes. Tenants are not allowed to withhold rent until landlords make repairs. Instead, the tenant must continue paying the rent and contact the Office of Residential Tenancies to seek resolution over items that require repair.
2. Yes. Tenants are required to keep their rental properties in a reasonable state of cleanliness. In most cases, the landlord must provide a reasonable amount of time to remedy the problem before eviction.
3. No. Laundry rooms are common areas and cleanliness should be maintained by the landlord.
4. No. Damage deposits must be accepted over two months' time.