

# Your Rights & Duties as a Tenant:

## What the Law Requires of Your Landlord



**The law requires your landlord to do certain things, even if they are not stated in a lease, or if you do not have a written lease.**

### Your landlord must:

- Comply with all applicable building, housing, and health and safety codes that significantly affect your health and safety.
- Make necessary repairs for your apartment or house to be livable.
- Keep all electrical, plumbing, heating and ventilation systems in good working order.
- Supply, but not pay for, hot and cold running water and heat at all times.
- Keep hallways and stairways safe and clean.
- If there are four or more units in your building, your landlord must provide garbage and waste containers and arrange for trash removal, and
- Give you at least 24 hours' notice before entering your apartment.

**A landlord cannot enter at any time for any reason without giving you notice first, except for an emergency. Even if your landlord gives you notice, there must be a legitimate reason to enter, such as making repairs.**

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