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VERMONT TENANTS

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VERMONT APARTMENT OWNERS ASSOCIATION LLC

VERMONT APARTMENT OWNERS SERVICES, LLC*

1-802-985-2764

1-888-569-7368

Or on the web at vtlandlord.com

*Affiliated with Vermont Apartment Owners Association, LLC

ADDITIONAL RESOURCES

<u>VERMONT LANDLORD / TENANT LAW</u>

http://www.leg.state.vt.us/
statutesmain.cfm

(Title 9 Chapter 137)

<u>VERMONT'S RENTAL HOUSING HEALTH CODE</u>

http://healthvermont.gov/regs/
Rental_Housing_Code.pdf

<u>LISTING OF VERMONT'S TOWN HEALTH OFFICERS</u>

http://healthvermont.gov/local/tho/
tho_list.aspx

<u>INFORMATION ON LEAD PAINT</u>

http://healthvermont.gov/enviro/
index.aspx

<u>INFORMATION ON FIRE SAFETY</u>

http://www.firesafety.vermont.gov/
resources/code_sheets

<u>FAIR HOUSING PROGRAM </u> - cvoeo.org

RENTING 101
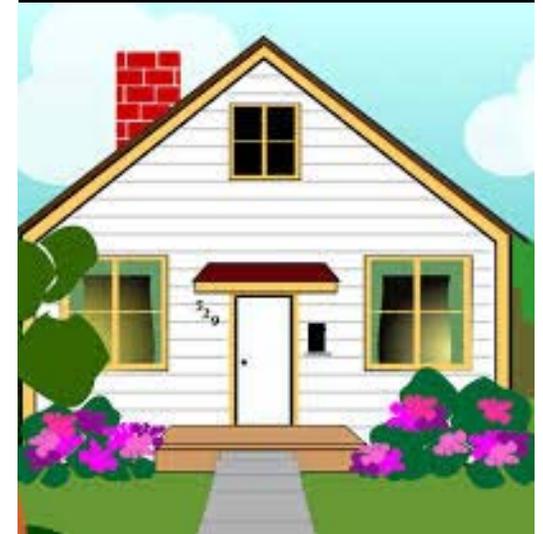
THE RIGHTS AND RESPONSIBLITIES OF LANDLORDS AND TENANTS IN VERMONT

A TENANT'S RESPONSIBILITES

- Pay rent on time. Avoid paying in cash. If you must pay in cash, request that the landlord give you a receipt.

- Keep apartment clean and safe.

- Immediately notify landlord of any problems.

- Take care not to cause damage. Do not fix or change things without the landlord's permission.

- You are responsible for your guest's behavior. If your guest causes damage, the landlord can hold you responsible.

- Act in a respectful manor that will not disturb neighbors.

- Never cook over an open fire inside or on a porch.

- Do not put cloth furniture on a porch or outside to give away. It is a fire hazard and against the law in some areas.

- Put trash only in containers provided for it. Recycle all appropriate materials.

- Never store toxic or hazardous chemicals in your apartment.

- It is illegal and dangerous for a tenant to disable a smoke or carbon monoxide detector.

- Your lease is a legal contract, if you move before it ends, you are still financially bound to it.

- Give proper, written notice before you move.

RENTING IS A TWO WAY STREET

The best way for landlords and tenants to have a successful experience is to work together.

Our organizations; Vermont Tenants and Vermont Apartment Owners Services, LLC., believe that a landlord - tenant relationship does not have to be contentious.

Experience has shown us that problems in a rental situation most often stem from both parties not understanding their legal rights and responsibilities.

This flier is just one in a series of Education and Outreach Materials we have created. If you need additional information, would like to arrange a workshop, or have questions, our contact information can be found on the reverse side of this brochure.

A LANDLORD'S RESPONSIBILITIES

- The landlord is responsible for ALL repairs, even if the tenant broke it or is not paying rent. You can charge your tenant or deduct from the deposit for repairs if they caused the damage.

- You have 14 days from the date a tenant vacates to send a written itemization of damages deducted from the security deposit, along with any balance owed to tenant. Deductions include: damages, cleaning costs, unpaid rent and unpaid utilities. (In Burlington, the notice must be sent by certified mail and inform the tenant of their options to contest deductions with the Housing Board of Review.)

- The landlord must make sure that each apartment has adequate heating and hot water systems.

- The landlord must allow tenants full use and enjoyment of their apartment (i.e. it is their space), including not interfering with tenant's guests.

- The landlord must give a tenant 48 hour notice before entering the apartment without the tenant's consent unless there is an emergency such as fire, flooding or gas leak.

- You must give tenants no less than 2 full rental periods written notice of a rent increase. (Burlington city ordinances require a 3 rental period notice.)

- In Burlington apartments, the landlord must pay for trash removal. Statewide, landlords must provide a trash receptacle and ensure that tenant does not allow trash to accumulate.