

<p>What is the most important responsibility of the tenant?</p> <p>1</p>	<p>How clean does your place have to be? Can the landlord inspect your place and ask you to clean it?</p> <p>2</p>	<p>Which of these can you do in your rental or on the property?</p> <ul style="list-style-type: none"> <li>✓ Paint your bedroom.</li> <li>✓ Have a yard sale.</li> <li>✓ Change the oil in your car.</li> <li>✓ Hang heavy pictures on the walls.</li> </ul> <p>3</p>
<p>You have insects in your place. What do you do and who pays for it?</p> <p>4</p>	<p>Your brother, who is temporarily staying with you, is using your home phone and your place to arrange drug deals. Are you responsible in any way?</p> <p>5</p>	<p>Which of these repairs are you responsible for?</p> <ul style="list-style-type: none"> <li>✓ A window breaks due to an “indoor football” game.</li> <li>✓ A bird flies into your glass screen door and cracks it.</li> <li>✓ You trip on the stairs, fall against the railing, and break it.</li> </ul> <p>6</p>
<p>When does the tenant pay the landlord’s attorney fees and court costs?</p> <p>7</p>	<p>What happens if you don’t keep the smoke detector/CO2 detector connected and in working order?</p> <p>8</p>	<p>Which of these can the landlord tell you to do?</p> <ul style="list-style-type: none"> <li>✓ Get renters insurance.</li> <li>✓ Don’t put political posters in the window.</li> <li>✓ Park in a certain place.</li> <li>✓ No smoking of any kind on the property, including medical marijuana.</li> </ul> <p>9</p>
<p>Can the tenant change the locks in a unit/house? Does the landlord have to have a key?</p> <p>10</p>	<p>When does the landlord have to change the locks of a unit/house?</p> <p>11</p>	<p>Which appliances can tenants expect to have when they move into an apartment or house? Who is responsible for their repair?</p> <p>12</p>
<p>True or False</p> <ul style="list-style-type: none"> <li>✓ The landlord doesn’t have to give your 24/7 contact information if s/he lives out of state.</li> <li>✓ The landlord doesn’t have to give you a receipt for payments.</li> <li>✓ The landlord should replace batteries in the smoke detector.</li> </ul> <p>13</p>	<p>How long does the landlord have to fix things that are broken?</p> <p>14</p>	<p>What do you do if the landlord doesn’t make repairs?</p> <p>15</p>

<p>How do you get your deposit back after you move out? When do you get it back after you move out?</p> <p>16</p>	<p>The Condition Report/Checklist</p> <ul style="list-style-type: none"> <li>✓ Does the landlord have to do one?</li> <li>✓ Can the landlord give it to you to fill out and return?</li> <li>✓ What happens if you find something wrong after you sign the report?</li> </ul> <p>17</p>	<p>How much notice must a landlord give you before coming into your place? When can a landlord just walk in?</p> <p>18</p>
<p>What can the landlord do and not do if you do not pay your rent?</p> <p>19</p>	<p>What can you do if you believe the landlord has treated you unlawfully?</p> <p>20</p>	<p>What do you do if you have a “problem” landlord?</p> <p>21</p>
<p>If you are temporarily disabled because of an accident or illness, must the landlord provide or allow you an accommodation? (Bars or ramps; special parking place; allow you to move; etc.)</p> <p>22</p>	<p>What is the difference between a reasonable accommodation and modification?</p> <p>23</p>	<p>Which of the following can a landlord do?</p> <ul style="list-style-type: none"> <li>✓ Charge a deposit or fee for a comfort/therapy animal.</li> <li>✓ Make you pay for a ramp up the steps for your walker.</li> <li>✓ Refuse to let you have an unusual assistance animal like an iguana or a boa constrictor.</li> </ul> <p>24</p>
<p>What must a landlord take into consideration when regarding renters with a criminal history?</p> <p>25</p>	<p>Do you have an eviction on your record if...</p> <ul style="list-style-type: none"> <li>✓ You receive a 14 day “pay or vacate” notice?</li> <li>✓ You move out the day after receiving a “pay or vacate” notice?</li> <li>✓ You go to court and win your case against the landlord who refused to accept your rent?</li> </ul>	<p>Evictions</p> <ul style="list-style-type: none"> <li>✓ Can the landlord evict you if you are always late with your rent?</li> <li>✓ What happens if you don’t show up for eviction court?</li> <li>✓ If you are evicted, does the landlord have to keep your stuff for you?</li> </ul> <p>27</p>
<p>What is an order of dissemination? Why is it helpful to have?</p> <p>28</p>	<p>What steps should you take before contacting a lawyer?</p> <p>29</p>	<p>Renters Insurance</p> <p>What does renters insurance cover?</p> <p>How much is renters insurance?</p> <p>30</p>