





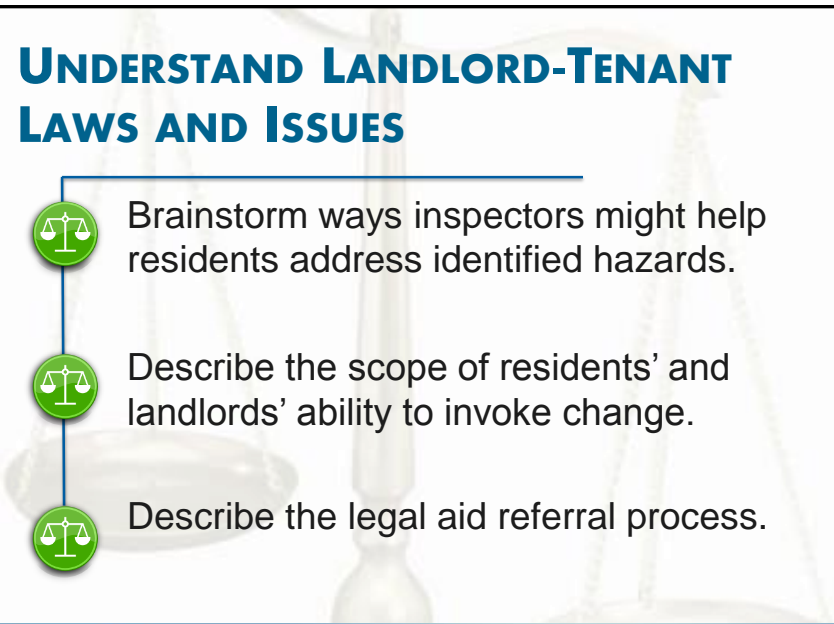
# UNDERSTAND LANDLORD-TENANT LAWS AND ISSUES





Healthy Housing  
Solutions Inc.


## UNDERSTAND LANDLORD-TENANT LAWS AND ISSUES

-  Brainstorm ways inspectors might help residents address identified hazards.
-  Describe the scope of residents' and landlords' ability to invoke change.
-  Describe the legal aid referral process.



[www.healthyhousingsolutions.com/training](http://www.healthyhousingsolutions.com/training)



2

## WHAT DO YOU DO WHEN YOU NOTICE HAZARDS OUTSIDE THE SCOPE OF YOUR INSPECTION?



making homes  
*healthier*

[www.healthyhousingsolutions.com/training](http://www.healthyhousingsolutions.com/training)



3

## URLTA: UNIFORM RESIDENTIAL LANDLORD AND TENANT ACT

- Creates uniform standards for healthy and fair housing
- As of October 2008, 21 states had adopted ULTRA in its entirety
- Revised in October 2015 (RULTRA)



making homes  
*healthier*

[www.healthyhousingsolutions.com/hhtc](http://www.healthyhousingsolutions.com/hhtc)



4

## LANDLORD RESPONSIBILITIES

### NHHS 1.1.

The owner has the duty to ensure that the residence and surrounding premises are maintained in a safe and healthy condition.

*Which means...?*



[www.healthyhousingsolutions.com/hhtc](http://www.healthyhousingsolutions.com/hhtc)

making homes  
*healthier*



5

## TENANT RESPONSIBILITIES

### NHHS 1.2.

The occupant shall properly use and operate the dwelling unit... in order to maintain a safe and healthy environment..., and report unsafe or unhealthy conditions...in a timely manner.

*Which means...?*



[www.healthyhousingsolutions.com/training](http://www.healthyhousingsolutions.com/training)

making homes  
*healthier*



6

## URLTA CODES TO NOTE

- URLTA § 3.103: Access and Entry
- URLTA §§ 4.101, 4.103, 4.104: Remedies for Breach by Landlord
- URLTA § 4.105: Defense to an Eviction Lawsuit
- URLTA § 5.101: Retaliatory Actions and Evictions



making homes  
*healthier*

[www.healthyhousingsolutions.com/hhtc](http://www.healthyhousingsolutions.com/hhtc)



7

## REASONABLE ACCOMMODATION

### Remember:

Federal and state laws require landlords to make reasonable accommodations for persons with disabilities.



making homes  
*healthier*

[www.healthyhousingsolutions.com/training](http://www.healthyhousingsolutions.com/training)



8

## INSPECTION REPORT

Make it clear and thorough...

...It may play a role in disputes!



[www.healthyhousingsolutions.com/hhtc](http://www.healthyhousingsolutions.com/hhtc)

making homes  
*healthier*



9

## ***REMEMBER!***

**Tenants...**

...are not bad housekeepers or unsanitary just because their homes lack the amenities of wealthier households.

...at all income levels are entitled to healthy housing.

... may not have savings available to pay for a security deposit when required to move on short notice.



[www.healthyhousingsolutions.com/training](http://www.healthyhousingsolutions.com/training)

making homes  
*healthier*



10

# LEGAL AID IN YOUR AREA



[www.healthyhousingsolutions.com/hhtc](http://www.healthyhousingsolutions.com/hhtc)

making homes  
*healthier*



11

## USE YOUR RESOURCES

- Your student manual
- National Center for Healthy Housing
- Healthy Homes Training Center and Network
- Federal resources
- Local resources



[www.healthyhousingsolutions.com/hhtc](http://www.healthyhousingsolutions.com/hhtc)

making homes  
*healthier*



12



## HEALTHY TAKE-HOME MESSAGES

- There is a **link between health and housing**.
- The “Health Homes” movement encourages a **holistic** approach to understanding this link.
- There are **codes** to help identify and resolve housing related hazards.
- **Legal Aid** and other agencies can be a valuable resource when dealing with code violations.
- There are **resources** to help code inspectors meet the needs of the clients they serve.



making homes  
*healthier*

[www.healthyhousingsolutions.com/training](http://www.healthyhousingsolutions.com/training)



13