

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.



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



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URLTA: UNIFORM RESIDENTIAL LANDLORD AND TENANT ACT

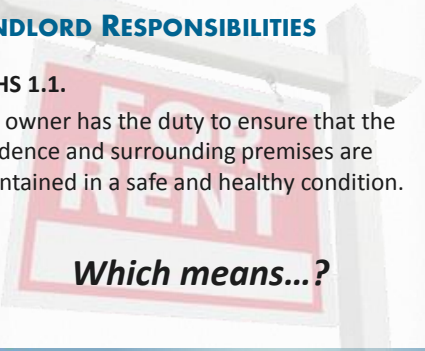
- Creates uniform standards for healthy and fair housing
- As of October 2008, 21 states had adopted ULTRA in its entirety
- Revised in October 2015 (RULTRA)



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.



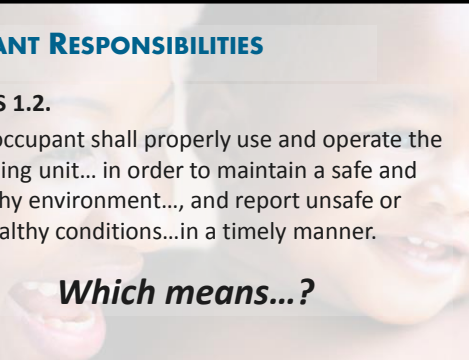
Which means...?



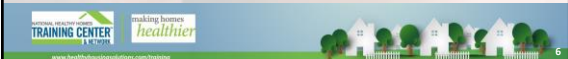
TENANT RESPONSIBILITIES

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...?



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



REASONABLE ACCOMMODATION

Remember:

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



INSPECTION REPORT

Make it clear and thorough...

...It may play a role in disputes!





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.



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**LEGAL AID
IN YOUR AREA**



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USE YOUR RESOURCES

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



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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.