

Landlords/Tenants: Rights And Responsibilities

Categories : [Housing](#)

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The following is summarized from "[Rights and Responsibilities of Landlords and Tenants in Connecticut](#)" by [State of Connecticut Judicial Branch](#).

Landlord's Responsibilities:

A landlord is required to provide:

- A clean apartment when the tenant moves in
- Clean common areas (hallways, stairs, yards, entryways)
- Well-lit hallways and entryways
- Properly working plumbing and heating (both hot and cold running water)

Also, state and local housing, health and fire codes **may** require:

- Properly repaired and safe stairways, porches, ceilings and walls
- Good locks on the doors to the apartment
- Safe fire exits from the building
- Two electrical outlets in each room
- Viewing devices on doors that open onto a hallway
- Extermination service if the apartment is infested with pests or rodents
- A smoke detector in working order

Landlords can consult with the appropriate state and/or local agencies to determine which of these additional requirements apply to their properties.

What are a Tenant's Responsibilities?

A tenant is required to:

- Pay the rent on time. If the rent is not paid by midnight of the ninth day after it is due (for month-to-month tenancies) or midnight of the fourth day after it is due (for week-to-week tenancies), the landlord may start legal proceedings to evict the tenant
- Keep the apartment and the surrounding areas clean and in good condition
- Keep noise to a level that will not disturb your neighbors
- Repair any damage occurring to the apartment through the fault of the tenant, family members or guests. If there is major damage, the tenant should notify the landlord at once
- Notify the landlord immediately if the apartment needs repairs through no fault of the tenant
- Give the landlord permission, on advance notice, to enter the apartment at reasonable times to inspect the apartment or to make any necessary repairs
- Notify the landlord of any extended absence from the apartment so he or she can keep an eye on the apartment
- When moving out, give the landlord proper advance notice, be sure that the apartment is in the same

condition as when you moved in, and return the key to the landlord promptly

The Rental Lease:

A lease is the contract between the landlord and the tenant. If it is a written lease, it will usually contain the following provisions:

- A description of the property the tenant is renting
- The length of time the tenant will be allowed to live in the unit
- The names of the landlord and the tenant
- The amount of rent, the due date, and any charges for late payment of rent
- The landlord's rules and regulations
- The tenant's rights and responsibilities
- Responsibilities for maintenance of the unit
- Provisions for utility services (whether or not payment of utilities is included in the rent charge)
- The amount of the security deposit, if any

When There is No Written Lease:

Where there is no written lease, the landlord and tenant may agree upon the terms of the lease orally. An oral lease, like a written lease, is binding on both parties. It is usually a month-to-month agreement; that is the rent is paid on a monthly basis and the tenancy continues indefinitely until either the landlord or the tenant terminates it. However, an oral lease is more difficult to enforce, and its terms are more difficult to prove because it comes down to one person's word against another's.

TO FIND PROVIDERS IN CONNECTICUT'S COMMUNITY RESOURCES DATABASE:

Search by service name: [Landlord/Tenant Assistance](#)

SOURCE: "Rights and Responsibilities of Landlords and Tenants in Connecticut" by State of Connecticut Judicial Branch

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