



## Tips for Tenants

- ◆ Find out the reputation of the landlord and manager concerning maintenance, the return of security deposits and their general relationship with tenants.
- ◆ Ask current tenants about the quality of the construction and insulation and hidden problems such as insects, which may not be serious enough to require action by the landlord but may be costly annoyances to correct.
- ◆ Consider purchasing renter's insurance to cover loss of personal property. Depending on your coverage, this will protect your property both inside the apartment and off the premises.
- ◆ If one roommate leaves, remaining tenants are responsible for all rent and damages.

### Before signing any agreement:

- 1 Read everything, especially the small print
- 2 Clear up any terms you don't understand. If clauses are removed or revised, both the tenant and landlord must initial any edits to render the lease contractual.
- 3 Request and keep a signed, final copy of all agreements for your records.

## Landlord Responsibilities

- ◆ Comply with applicable building and housing codes, preserving the health and safety of their tenants.
- ◆ Reasonably maintain common areas.
- ◆ Keep all utilities, supplied appliances and ventilation in good, safe working order.
- ◆ Provide and maintain on the grounds an appropriate receptacle for the removal of garbage and waste, unless there is a separate rental agreement regarding waste removal.
- ◆ Supply reasonable amounts of water and heat except when a tenant has exclusive control of these utilities within their unit through a direct public utility connection.
- ◆ Give tenants reasonable notice before entering the residence except in life or property threatening emergencies. Landlords may only visit during reasonable hours.
- ◆ Obtain a court-issued eviction notice before attempting to lock a tenant out of the residence, or diminishing utilities or services because of nonpayment of rent.

## Security Deposit Facts

- ◆ A landlord may charge as much as one month's rent for an unfurnished apartment; 1 1/2 months for furnished and an added 1/2 month for pets as a security deposit (unless other arrangements are made by the municipal housing authority).
- ◆ Landlords must return any security deposit in full or in part with an itemized list of deductions within 30 days after termination of the tenancy.

## Tenant Responsibilities

- ◆ Comply with obligations of applicable building and housing codes.
- ◆ Keep the premises under the tenant's control, including plumbing fixtures, as clean and safe as the premises permit.
- ◆ Remove from the dwelling unit all garbage and waste in a clean and safe manner.
- ◆ Use in a reasonable manner all electrical, plumbing, sanitary, heating, ventilating and other facilities and appliances on the premises.
- ◆ Be responsible for any destruction, damage, impairment or removal of any part of the premises caused by yourself, or any person or animal under your permission.
- ◆ Do not engage in conduct that will disturb the peace and quiet of other tenants.
- ◆ Give 30 days notice, in writing, prior to moving. Tenancy will end on the next rent-paying day and the landlord may do the same.
- ◆ Remove all property after moving out. Landlords may sell anything left behind after making an honest effort to notify the tenant.

## Discrimination Prohibited

It is against the law for a landlord to refuse to rent to you or evict you because of your race, religion, family status, nationality, disability or gender, unless the accommodation requires a sexual distinction. If this happens to you, consult a lawyer immediately.



Message from  
Attorney General Stephen Six:



Dear Kansans,

To lay the foundation for a good rental experience, landlords and tenants should openly discuss the terms of any rental agreement. Many disputes can be avoided if each party understands their rights and obligations.

My Consumer Protection Division receives many inquiries from landlords and tenants. Although our office has no jurisdiction over landlord/tenant disputes, this brochure will help you better understand rental contracts and maintain a good rental experience.

While this brochure covers general tips, I encourage you to contact local officials about landlord/tenant laws in your area. County laws may provide additional protections or require that you follow different procedures.

We hope you find this information helpful and informative.

Sincerely,

Stephen N. Six

**Checklist for Renters:**

- ✓ Carefully inspect every room in the apartment or house and any supplied appliances. Take photos.
- ✓ Make a list of needed repairs and damaged property. Put in writing when these repairs will be completed. Tenants may sue for damages or terminate tenancy unless a landlord makes a good faith effort to perform necessary repairs.
- ✓ Decide who will pay all utilities.
- ✓ Read all paperwork carefully before signing lease.



**Resources for Assistance:**

Housing and Credit Counseling, Inc.  
Topeka, (785) 234-0217

Housing and Community Services  
Wichita, (316) 462-3700

Kansas Human Rights Commission  
Topeka, (785) 296-3206  
Wichita, (316) 337-6270

Kansas Bar Association  
Topeka, (785) 234-5696 or  
(800) 928-3111



Consumer Protection/Antitrust Division  
120 SW 10th Avenue, 2nd Floor  
Topeka, KS 66612-1597  
(785) 296-3751 or 1-800-432-2310  
www.ksag.org

# TIPS FOR TENANTS & LANDLORDS



- *Landlord and Tenant Responsibilities*
- *Discrimination Law*
- *Tips for Tenants*
- *Resources*

Provided by Kansas Attorney General  
**Stephen N. Six**