

# How to be a Good Tenant



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## SIMPLE SOLUTIONS FOR TENANT SUCCESS (Review with Housemates!)

- Read Your Lease Carefully Before Signing**  
A lease is a legal document that contains rules affecting your day-to-day life. Knowing what your landlord expects of you will prevent conflict from arising. Also, if there are any terms in the lease that concern you, bring it up with your landlord before signing.
- Pay Rent On Time**  
Ensure you have sufficient funds in your account, so you don't miss a payment and suffer late fees. Reach out for assistance, if needed, before the rent is due.
- Treat The Property As If It Were Your Own**  
Make sure to clean and maintain your home on a regular basis to prevent any long-term problems from arising. To keep your security deposit, you want to maintain the apartment as you found it. Keeping your place clean will also keep bugs and other vermin out of your home.
- Communicate Maintenance Issues**  
If there are any issues with the apartment, such as mold, leaky pipes or heating problems, ask your landlord *in writing* to make repairs. It is important to keep a written record of maintenance requests. If the problem goes unresolved, you then have proof you brought it to your landlords' attention.
- Get To Know Your Neighbors**  
Introduce yourself to your neighbors. They can help you learn more about the neighborhood and how your landlord operates. It might be good to give your neighbors your phone number in case an issue arises. This way, if you are playing music too loud or if your dog is barking, they will be more likely call you first before calling your landlord. Friendly neighbors also do small favors for each other, such as giving you a missing ingredient for a recipe.
- Put Felt Pads on All Furniture Feet**  
The flooring is expensive and can scratch easily. Adhesive felt pads are a cheap and an easy solution. Spend five minutes sticking them to the bottom of your furniture feet to help preserve your security deposit. Replace as needed.



### **Fix Small Issues Yourself**

If your roof is leaking then you must call your landlord but for smaller issues, you can save your landlord a headache by fixing it yourself. If you have a burnt-out light bulb or a smoke detector is out of batteries, go to the store and buy a new bulb and batteries. Your landlord will appreciate you for saving their time and more likely to be responsive and willing to help you when a larger issue arises.



### **Keep Noise Level to a Minimum**

Keeping noise level low will help you avoid any conflict with your neighbors or landlord. If you are hosting an event, be sure to inform your neighbors beforehand that it may be noisy and be sure to wind the party down at a reasonable hour.



### **Notify the Landlord Before an Extended Absence**

This way, while you are gone the landlord can keep an eye on your apartment for you. This is important especially in winter when pipes can freeze if water is not running through them often. Your landlord can let you know if there's any procedure to go through before leaving, such as leaving a faucet on a slow drip.



### **Moving Out**

Before moving out, give the landlord advanced notice. Check your lease terms and state laws to see how much advanced notice is required before moving out. Make sure to remove all belongings and furniture, return your key, and leave the apartment in the same condition you found it in.