

A Decent Place to Live



EQUAL HOUSING OPORTUNITY

This brochure was prepared by the City of Hartford Office of Human Relations, Fair Housing Officer Elda Sinani, with Community Development Block Grant Funds (CDBG) from the U.S Department of Housing and Urban Development (HUD).



CITY OF HARTFORD
Office of Human Relations
Fair Housing Unit
550 Main Street, Room # 5
Hartford, CT 06103
(860) 757-9787

Landlords and Tenants
Rights
in
Hartford



Responsibilities of the Tenant & Responsibilities of the Landlord

Responsibilities of the Tenant

The tenant is required to do the following:

- Pay the rent on time.
- Keep the apartment and the surrounding areas clean and in good conditions.
- 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 place or to make necessary repairs.
- Notify the landlord of any extended absence from the apartment so he or she can keep an eye on things.
- When moving out, give the landlord proper advance notice, be sure that the apartment is in the same condition as when the tenant moved in and return the key to the landlord promptly.

Responsibilities of the Landlord

The landlord is required to provide:

- A clean apartment when the tenants moves in.
- A clean common area (hallways, stairs, yards, entryways).
- Properly working plumbing and heating (both hot and cold running water)

In addition, the following may be required by state and local housing, health and fire codes:

- Properly repaired and safe stairways, porches, floors, ceilings and walls
- Good locks on the doors of the apartment
- Safe fire exits from the building
- Two electrical outlets in each room
- Extermination service if the apartment is infested with pets or rodents.
- A smoke detector that is in working order.

Landlords should check the appropriate state and local agencies to see what applies to their properties.

Housing Discrimination

Federal law prohibits housing discrimination based on your race, color, national origin, religion, sex, family status, or disability. If you have been trying to buy or rent a home or apartment and you believe your rights have been violated, you can file a fair housing complaint.

You can file a complaint by:

- Contacting City of Hartford, Office of Human Relations, Fair Housing Unit at: (860) 757-9787

OR

- Contacting Commission on Human Rights and Opportunities at: (860) 541-3403

OR

- Contacting The U.S Department of Housing and Urban Development (HUD) at: 1-800-827-5005

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