



UNIVERSITY OF SOUTHERN MAINE COMMUTER STUDENT SERVICES

*Woodbury Campus Center, PO Box 9300
Portland, ME 04104-9300
(207) 780-4090*

<http://usm.maine.edu/commuter/>
[email: austin@usm.maine.edu](mailto:austin@usm.maine.edu)

RENTING RIGHTS AND RESPONSIBILITIES

A tenant has the right...

- to rent property on a non-discriminatory basis
- to use a checklist to establish, with the landlord, the condition of the property they are going to rent (e.g. burn in the rug, etc.)
- to obtain a receipt for any money given to the landlord
- to enjoy living facilities that are clean, dry, warm, and up to the standards set by the Maine State Warranty of Habitability (Section 14.5 of the Maine Attorney General's Consumer Law Guide at <http://www.state.me.us/ag/contents.htm>)
- to expect privacy from unwarranted landlord intrusion
- to legal protection from unfair eviction
- to receive full refund of their security deposit within 30 days of vacating the property, provided that the premises is left in satisfactory condition (see Section 14.3 of Consumer Law Guide above)

A Landlord has the right...

- to request references
- to charge for damage to their property that is caused by the tenants
- to require prompt payment of rent
- to require proper upkeep of the property
- to inspect property
- to require adherence to the legal items of the lease
- to require a security deposit

Tenant's Responsibilities

- Pay your rent at the times and in the amount provided for in the rental agreement
- Keep the dwelling in a clean and sanitary condition
- Keep the supplied equipment and fixtures clean and sanitary
- Dispose of all garbage and rubbish in the containers provided by the landlord
- Properly use and maintain all electrical, gas, heating, plumbing, and other fixtures and appliances supplied by the landlord.
- Don't intentionally destroy, deface or damage your place or allow any of your guests to do so
- Don't allow a nuisance to continue (loud partying, stereo playing, etc)
- Follow obligations and restrictions contained in the rental agreement concerning the use and maintenance of your dwelling unit. (Know the procedures for subletting, if permitted)

IF YOU DON'T FOLLOW YOUR OBLIGATIONS AS A TENANT, YOU RISK LEGAL CONSEQUENCES.

For more information, contact U.S.M. Student Legal Services at (207) 780-4792.