

Renter's Responsibilities

You lose all of your rights as a renter if you are legally evicted. You can be legally evicted when you do not live up to your responsibilities as a renter.

- Take “reasonable care” of the property you are renting. It is, after all, the landlord’s property and you are paying for the use of it. When you move out of the property, it must be in the same condition as it was when you moved in, except for normal wear and tear.
- Let your landlord know when you are going to be out of town or away from home for a period of time. If possible let them know how to contact you. If they notice you are gone, but haven’t been informed ahead of time, they may think you have abandoned the property.
- Comply with local board of health rules for tenants.
- Keep the place clean.
- Inform the landlord, in writing of needed repairs as soon as they are needed.
- Be considerate of other renters and neighbors. They have the same rights as you do. Keep the noise level in your home down, so as not to disturb others.
- Abide by all the terms of your lease or rental agreement. If it says, “no pets,” don’t have pets.
- Do not increase the number of occupants specified in the rental agreement without written permission of the owner.
- Do not cause damage to the property.
- Do not keep, store or sell illegal drugs.
- Give the landlord fifteen days’ written notice before you move out, unless more time is specified in your lease or rental agreement.
- Pay your rent on time.
- Read your lease or rental agreement.

If your landlord evicts you because you have not lived up to your responsibilities, the fact that you may have lost your job, or no money, and no place to go will not prevent a judge from evicting you.

Source: Utah Legal Service, Inc. 1995