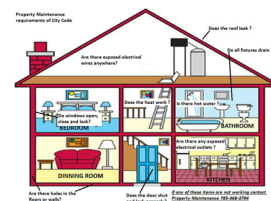


# Housing and Credit Counseling, Inc. (HCCI)

1195 S.W. Buchanan, Suite 101, Topeka

## Q&A For Topeka Tenants



### Landlord Responsibilities

- Deliver the rental in compliance with the KRLTA and housing codes and comply with all other obligations of the KRLTA
- Abide by the lease terms and maintain the rental in compliance with building and housing codes materially affecting health and safety
- Maintain electrical, plumbing, sanitary, heating ventilating, elevators and air conditioning (if supplied)
- Exercise reasonable care of the common areas
- Supply running water, reasonable amounts of hot water at all times and ensure garbage removal is available

### What if the Landlord does not comply?

- A Tenant can deliver a written 14/30 day notice of Landlord noncompliance (keep copy) giving the Landlord 14 days to make a good faith effort to fix the issue or the Tenant can vacate/lease terminates 30 days after their next rent paying date (take photos).
- If the issue is addressed within 14 days tenancy continues.

### Can a Tenant withhold rent when the Landlord is not maintaining the rental?

- NO! Never withhold rent or you can face eviction.

### Can a Landlord end a lease because the Tenant calls City Code Enforcement about a code violation?

- NO! The City of Topeka has a retaliation ordinance. The Landlord may not terminate the lease (unless violation or non-payment of rent) for 6 months after the Tenant reports a code violation. The City
- Attorney's Office may decide to prosecute if the Landlord proceeds with the termination.

### Tenant Responsibilities

- Abide by the lease terms and all other obligations of the KRLTA
- Maintain property, keep it sanitary and be responsible for damages caused by the Tenant, guests or animals
- Notify Landlord of needed repairs
- Make no "improvements" without written permission
- Use appliances and systems appropriately
- Be a good neighbor. Conduct / behavior should not disturb the quiet, peaceful enjoyment of premises by other Tenants

### What if the Tenant does not comply?

- A Landlord can deliver a 14/30 day notice of Tenant noncompliance giving the Tenant 14 days to fix the issue or the lease terminates and the Tenant must vacate 30 days from receipt of the notice.
- If the issue is corrected (take photos) within 14 days tenancy continues.

### What about rent payment?

- Pay rent - on time and in full.
- Otherwise, a Landlord can serve a 3 day (72 hour) pay or vacate notice in writing.
- If rent is not paid in full within 72 hours a Landlord can proceed with legal eviction

### Can a Landlord enter my unit without my consent or without giving any notice?

- The Landlord must give 24 hours' notice by phone call or in writing.
- The Tenant can refuse entry, and set up a different time, but cannot make it impossible for the Landlord to enter.

This information is only a brief overview. For detailed counseling and more on other common questions such as lease agreements, move in inspections, security deposits, small claims court and more call HCCI – 785-234-0217.

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1195 SW Buchanan, Topeka, KS 66604 (785) 234-0217 (800) 3-83-0217

[www.hcci-ks.org](http://www.hcci-ks.org)

HCCI counselors are not attorneys and do not provide legal advice.  
HCCI forms provide a format which may be followed when drafting notices.  
Forms are created in accordance with Kansas law.

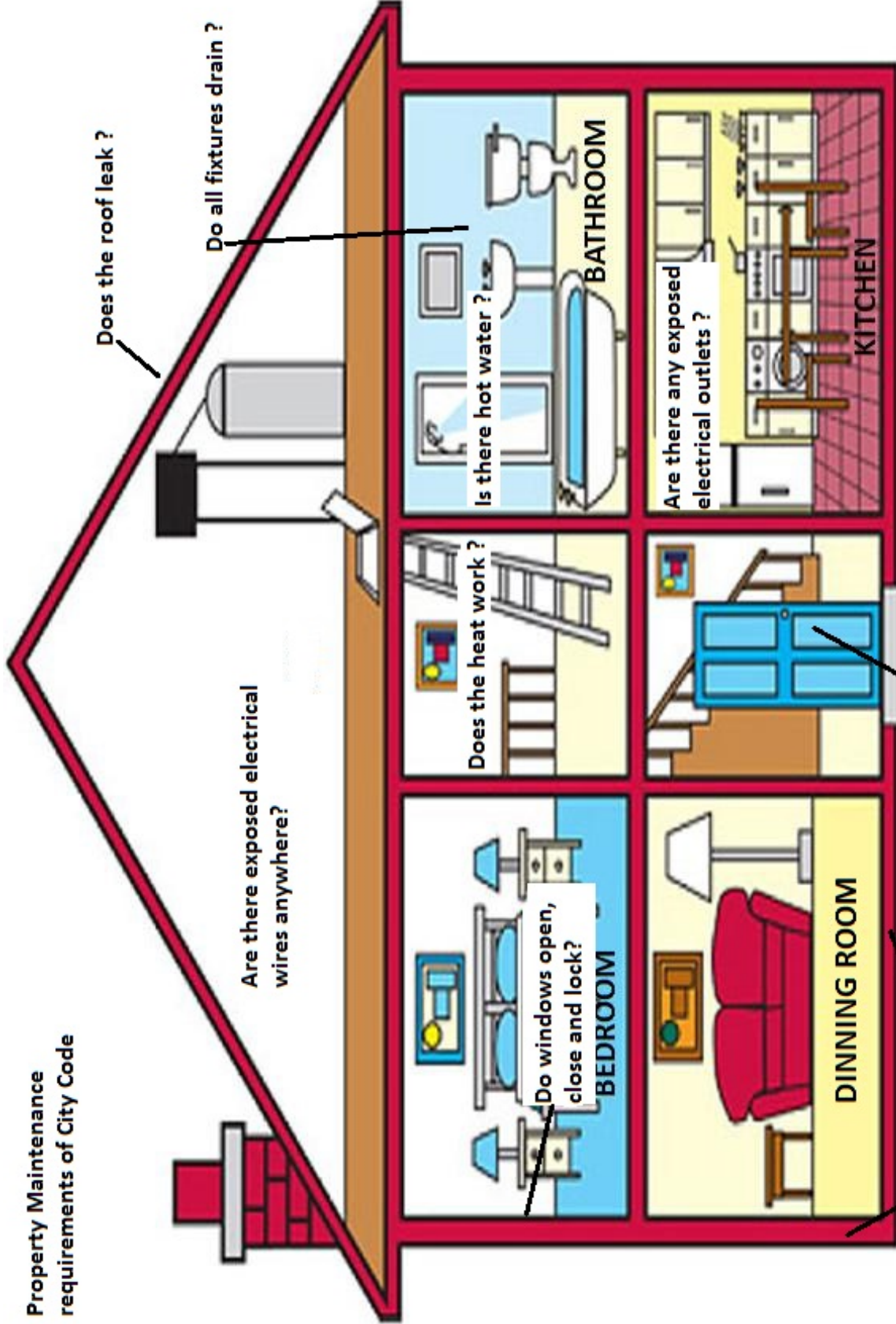
**Call HCCI for FREE Tenant/Landlord Counseling**

785-234-0217 • Monday-Friday • 8:00 to 5:00  
Walk-In Accepted Mondays Only • 8:30 to 4:00 • 1195 S.W. Buchanan

# Housing and Credit Counseling, Inc. (HCCD)

1195 S.W. Buchanan, Suite 101, Topeka

Property Maintenance  
requirements of City Code



*If any of these items are not working contact  
Property Maintenance 785-368-3704*

*Does the door shut  
and lock properly?*

*Are there holes in the  
floors or walls?*