



Equal justice starts here.

Healthy Housing Advocacy Project

What should tenants do when they have conditions problems in their units?



Right to a decent apartment

- Heat and hot water
- Floods
- Mold
- Pests



Sources of rights

Compliance with the building code



Sources of rights

Common law rule



Illinois courts require that “a dwelling be fit for its intended use; that is, **it should be habitable and fit for living.**” *Glasoe v. Trinkle*, 107 Ill. 2d 1, 13 (1985).

Sources of rights

Local ordinances

Chicago

Evanston

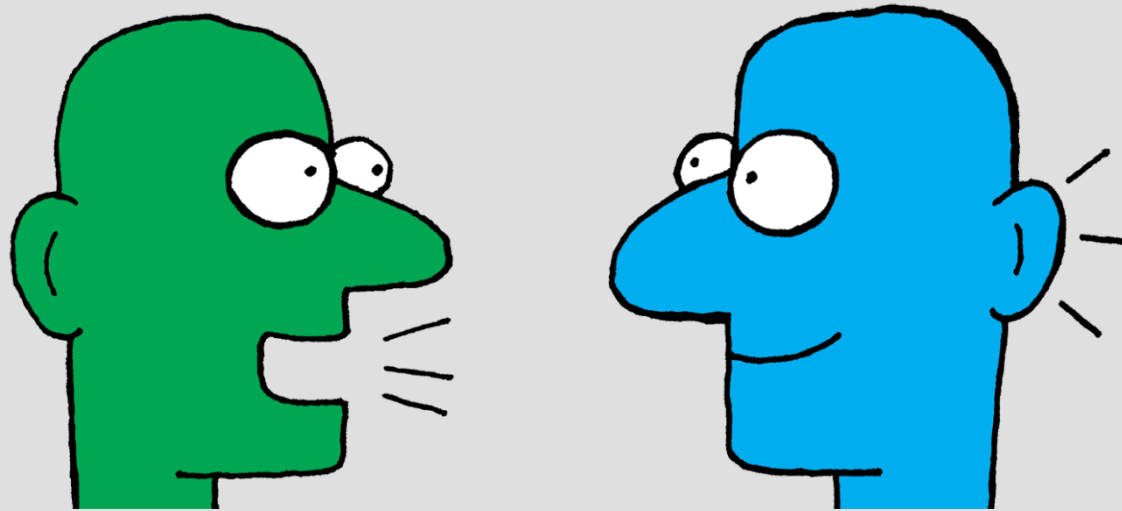
Oak Park



Mt. Prospect

Urbana

The first step



Phone calls

Text messages

In person

Document complaints



- Must be in some form that the tenant can prove they sent.
- A letter
- E-mail
- Text messages with screenshots

Document the problem



- Take pictures
- Keep a “diary”

Call the local building department



Request an inspection

Enforcing tenants' rights: repair

- Residential Tenants' Right to Repair Act
- Less than \$500 or one-half the rent
- Must be a *required* repair.
- Certified or registered mail
- 14 days
- Work done by a contractor that's not related to the tenant
- Work must be done "in a workmanlike manner"
- Send the bill and deduct cost from *next month's rent*.



Enforcing your rights: withholding rent

- Do not advise people to withhold rent
- Mandatory termination of assistance/prohibition on future move-ins
- Reasonably reflects the lost value of the premises
- Landlord must know!
- **SAVE** the rent and keep it in a money order

