EMBRACE INCLUSION

LANDLORD/TENANT RIGHTS AND RESPONSIBILITIES

City of Lawrence
HUMAN RELATIONS
KANSAS RESIDENTIAL LANDLORD TENANT ACT
An act to protect both landlords and tenants in Kansas.

WHAT DOES THE RESIDENTIAL LANDLORD AND TENANT ACT REQUIRE?*

Duties of a landlord
- Comply with the terms of any lawful, mutually-agreed upon contracts or lease agreements
- Comply with building and housing codes
- Exercise reasonable care and maintenance of common areas
- Maintain all electrical, plumbing, sanitary, heating, ventilating, air-conditioning appliances in good and safe working order
- Provide proper waste receptacles (except when provided by the City of Lawrence) and maintain grounds
- Supply running water and reasonable amounts of hot water and heat (some exceptions apply)

Duties of a tenant
- Comply with the terms of any lawful, mutually-agreed upon contracts or lease agreements
- Comply with obligations imposed on tenants by building/housing codes
- Keep occupied premises clean and safe
- Remove garbage and waste in a safe manner
- Use all electrical, plumbing, sanitary, heating, ventilating, air conditioning and other facilities in a reasonable manner
- Be responsible for property damage caused by the tenant(s) or any pet or guest allowed on the premises by the tenant(s)
- Not engage in, and not allow any other person or pet authorized to be on the premises to engage in, conduct that disturbs other tenants.

WHAT CAN A LANDLORD DO IF A TENANT VIOLATES THESE DUTIES?
The landlord may deliver a written notice to the tenant specifying the breach and that the rental agreement will terminate in a date not less than 30 days after receipt of the notice, if the breach is not corrected in 14 days.

The landlord may also terminate the agreement if rent is unpaid when due and the tenant fails to pay rent within 3 days after written notice is provided.

WHAT CAN A TENANT DO IF A LANDLORD VIOLATES THESE DUTIES?
The tenant may deliver a written notice to the landlord specifying the breach and that the rental agreement will terminate in a date not less than 30 days after receipt of the notice, if the breach is not remedied in 14 days.

If the rental agreement is terminated, the landlord might be required to return a portion of the security deposit as provided by law.

For more information on the residential landlord and tenant act, please visit www.hud.gov/states/kansas/renting/tenantrights

(*The information provided herein does not, and is not intended to, constitute legal advice. Please contact an attorney for legal advice. See the Protections and Assistance page of this booklet for more information.)
PROTECTIONS & ASSISTANCE

AVAILABLE LOCAL RESOURCES

FOR QUESTIONS REGARDING LANDLORD/TENANT RIGHTS AND RESPONSIBILITIES:

Kansas Legal Services
785-354-8531

Douglas County Legal Aid
785-864-5564

City Code Enforcement-Planning and Development Services
785-832-3345

FOR HOUSING ASSISTANCE NEEDS:

City of Lawrence Affordable Housing Administrator
785-832-3164

HCCI, Inc. (Housing and Credit Counseling, Inc.)
785-234-0217

Housing Stabilization Collaborative
785-393-6502

Catholic Charities
785-856-2694

ECKAN (Central Kansas Economic Opportunity Corporation)
785-841-3357

Ballard Center
785-842-0729

Salvation Army
785-843-4188

Tenants to Homeowners
785-842-5494

Lawrence Douglas County Housing Authority
785-842-8110

PROTECTIONS AGAINST UNLAWFUL DISCRIMINATION

Chapter 10, City Code of Lawrence, KS-City of Lawrence ordinance that ensures all citizens are not discriminated based upon the following: race, sex, religion, color, national origin, age, ancestry, familial status, sexual orientation, disability or gender identity in the fields of employment, housing, and public accommodations.

Kansas Act Against Discrimination-Kansas State law prohibiting discrimination against individuals in housing, employment, and public accommodations based on race, religion, color, sex, disability, national origin, or ancestry or in housing, by reason of familial status.

Fair Housing Act-A Federal Act which ensures that all rental applicants, prospective tenants, and current tenants, are not treated differently by landlords, banks/lending institutions, municipalities, or home insurance companies due to any of the following: race, color, religion, national origin, sex, disability, and familial status.

FOR QUESTIONS REGARDING UNLAWFUL DISCRIMINATION

Human Relations Division, City of Lawrence
785-832-3310 or humanrelations@lawrenceks.org

Kansas Human Rights Commission
785-296-3206

HUD (Kansas City Regional Office)
913-551-5644

LANDLORD AND TENANT ACT
EVICTON PROCESS AND WHAT TO DO IF FACING EVICTION

Tenants generally have the responsibility to pay rent and abide by all terms in a lease agreement. Failure to do so may result in eviction. The terms for payment should be outlined in the rental agreement.

If a tenant cannot make their rent payment

The tenant should inform the landlord right away to discuss options.

If a tenant is facing financial hardships, refer to the Protections and Assistance page of this booklet.

If a tenant is served a notice to appear in court

The tenant should appear as requested.

At the appearance, the tenant will be asked if they agree, disagree, or plead no contest to the reason for eviction.

If the tenant disagrees, a hearing may be requested.

At the hearing, the judge will make a final ruling on whether the terms of the lease agreement have been violated.

If the judge determines a violation occurred, the eviction will be finalized. Law enforcement may be on-site to assist in peaceful removal of the tenant and their belongings.

If the tenant does not pay rent when due, and the landlord is unwilling to accommodate a pay plan or extension

The landlord can terminate the rental agreement. The landlord will give the tenant a written notice that the tenant must pay what is owed or vacate the premises within 3 days.

If no payment is received, or the premises has not been vacated within the 3 days, the landlord may begin the process to legally evict the tenant.

A landlord must take court action to legally evict a tenant.

While legal action is pending, a landlord may not lock a tenant out of the premises.
The City of Lawrence Human Relations Division is a civil rights enforcement agency. Our agency receives, investigates, decides and attempts to conciliate all complaints alleging unlawful discrimination, segregation, or separation in the areas of employment, housing and public accommodations because of race, sex, religion, color, national origin, age, ancestry, sexual orientation, disability, or gender identity, in addition to familial status in housing.

The Human Relations Division also provides education, outreach, and technical assistance to the Lawrence community in order for the citizens to know and understand their rights and responsibilities under the law.

Lawrence Human Relations Division
1 Riverfront Plaza
Lawrence, KS 66044
humanrelations@lawrenceks.org
785-832-3310
lawrenceks.org/human-relations