



Tenants Rights & Responsibilities

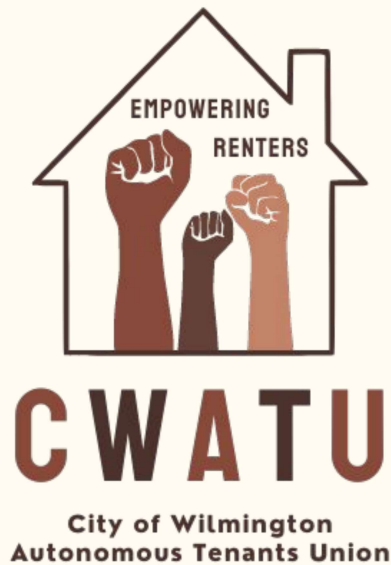


CLASI provides free civil (non-criminal) legal services to vulnerable and underserved Delawareans, helping to ensure equal access to justice. Our attorneys and advocates work to protect and advance our clients' most fundamental rights.

Where: Community Service Building at 100 W. 10th St., Suite 80, Wilmington, DE 19801

Phone: 302-575-0660





The City of Wilmington Autonomous Tenants Union is building a tenant-led movement for housing justice.

We work collaboratively with communities, legal advocates, organizers, and service providers to develop tenant's community organizing efforts, advocacy and political education, with the goal of building tenant power and advancing tenant rights.

Email: WilmingtonTenantsUnion@gmail.com

Delaware Landlord Tenant Code

- Covers the entire State of Delaware

It doesn't cover those living in

- Medical, educational, fraternal, religious, recreational, or correctional institutions.
- Hotel or motel.
- Mobile or manufactured home communities (there are other law for this)

The Code does not cover you if you have a nonrenewable lease of 120 days or less in certain locations (i.e. seasonal beach house rentals or tenant migrant workers where the employer provides housing).



Repairs

- When you notify the landlord (in writing by sending a letter and get a certificate of mailing from the post office) of a potential issue, they must start repairs within 10 days and must complete repairs within 30 days.
- If the landlord doesn't start the repairs within 10 days you must send a second letter informing them that you will make the repairs yourself.
- If you make the repairs yourself you can subtract the cost from your rent (total subtracted must be either less than ½ month's rent or \$400).



What if I have leaks or mold?

You are responsible for preventing spills and cleaning mold.

If the leak or mold persists, notify your landlord. If the problem becomes serious, call 311 within city limits or 302-576-2620 from outside city limits after you've attempted to notify your landlord.

City of Wilmington License and Inspection 302-576



Am I protected from my landlord if I report a housing violation?

YES! Provided that you are not in violation of your lease, your landlord cannot evict you, raise your rent, decide not to renew your lease, or decrease your services within 90 days of your good faith report of a housing problem.

If you experience landlord retaliation for reporting a housing problem, you will be able to recover 3 months rent or 3 times your damages if the landlord does any of the above. Retaliation is not a defense if you are not current in rent or if the landlord needs the unit for other good faith reasons.



Can I sue for bad conditions?

YES! You can sue to recover any damages for the landlord's failure to provide you with safe and decent housing even after you've terminated the rental agreement.

Damages include: Back rent while the unit was not safe;and The cost to eat out or sleep somewhere while you were prevented from living in the unit.



What can I do if my apartment is infested with rodents or roaches?

If you live in a single-family home, you are responsible to take care of pest infestation unless the problem existed when you moved in.

If you live in a multi-unit building, the landlord is responsible to exterminate pest infestation.



Housing. Opportunity. Mobility. Equity. Stability.

What can a tenant union do for me?

- Learn and enforce your rights as a tenant
- Fight for building improvements & repairs with the help of the union
- Negotiate on rent increases
- Build your collective power as renters!



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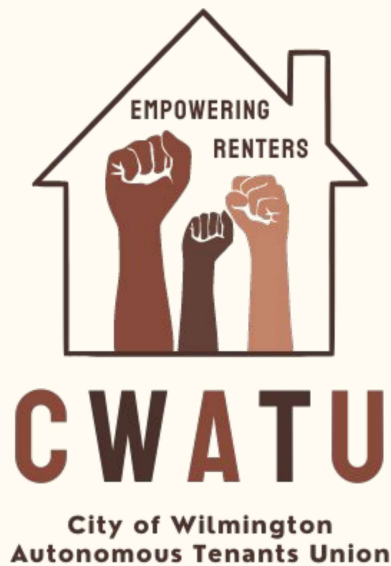


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