

Being a Good Neighbor

Get to know your neighbors and keep a quality relationship with them.

Be conscious of your **noise level**.

Set aside time weekly for shoveling sidewalks, mowing lawn, or raking leaves if your lease requires.

Pick up any garbage around the property that you might be responsible for.

Keep pets in control at all times.

If you share a parking lot, park your vehicle using etiquette, making sure to **utilize only one space**.

Be considerate if laundry facilities are shared. Remove clothing items from the washer and dryer in a timely fashion as well as clean out the lint screen after using the dryer.

Remember that you live in a community; be proud of and **respect your living environment**.

Contact Information

City of La Crosse
400 La Crosse Street
La Crosse, WI 54601
www.cityoflacrosse.org

- **For Housing Discrimination Questions:**
On Campus Attorney, sponsored by
UWL Student Association
(608) 785-8062
- **To File a Fair Housing Complaint:**
City Clerk
2nd Floor, (608) 789-7510
- **For Code Enforcement:**
Building & Inspections
3rd Floor, (608) 789-7530
- **Other Questions or Concerns:**
UWL Student Association, Off Campus
Housing Director **OR**
Planning & Development Department
3rd Floor, (608) 789-7512

If a problem develops between you and your landlord you may contact:

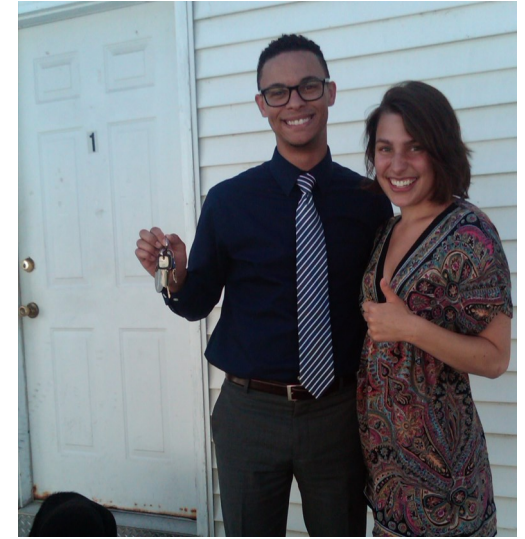
Bureau of Consumer Protection
1 (800) 422-7128
www.datcp.state.wi.us

Housing Questions:

Tenant Resource Center
(877) 238-RENT (7368)
www.tenantresourcecenter.org



A Quick Guide to Renting in La Crosse



HUMAN RIGHTS COMMISSION



Fair Housing

It is unlawful for any person to be denied housing on the basis of sex, race, religion, color, national origin or ancestry, age, disability, marital status, lawful source of income, physical appearance, gender identity or expression, sexual orientation, political activity, familial status or student status. (Section 22-22 of Municipal Code of Ordinances of City of La Crosse)

Examples of discrimination include:

- ◇ Providing different housing services or facilities
- ◇ Falsely denying that housing is available for inspection, sale or rental
- ◇ Refusing to let you make necessary changes to the property, at your expense, in coordination with your disability.

If you live in La Crosse and believe that you have been discriminated against, **file a complaint form** with the Human Rights Commission. The form is available on the City's website and may be submitted to the City Clerk. If you do not have internet access, you may call or visit the City Clerk (608-789-7512, 2nd floor, City Hall).



You Have the Right

- ◆ **To pay for rent what was agreed upon in your lease.** If you are paying rent on a monthly basis the landlord has 28 days to notify you of a rent increase. (WI Statute 704.19)
- ◆ **To be returned your security deposit within 21 days from the move out date.** You may also request a list of damages before you accept the returned amount. (WI Statute 704.28)
 - *Your landlord MAY NOT charge you for routine carpet cleaning expenses. (WI ATCP 134.06)
- ◆ **To refuse to rent an unregistered residence.** Residential rental units are required to be registered on a yearly basis with the City of La Crosse. (Section 103-402 of Municipal Code of Ordinances of the City of La Crosse)
- ◆ **To live in a safe, code compliant building.** The landlord is responsible for making any repairs that comply with local housing codes. If the landlord refuses, **do not be afraid to contact City Building and Inspections**. (WI Statute 704.07)
- ◆ **To know the condition of the property.** Before you rent, the landlord is legally obligated to reveal structural defects of the property and must disclose housing code violations that have not been corrected, such as:
 - ◆ A lack of hot or cold running water
 - ◆ Serious plumbing or electrical problems
 - ◆ If the heating unit cannot sustain 67°F.
 - ◆ A defective or faulty fire alarm, smoke or carbon monoxide detector.

(WI ATCP 134.04)

Renting Responsibly

- ◇ To prevent conflict, always be respectful and act in a manner by which an adult would behave.
- ◇ **Read your lease.** Write down what the landlord is responsible for that he or she does not comply with.
- ◇ You are responsible for small, routine repairs as well as any local sanitation and maintenance codes. (WI Statute 704.07)
- ◇ **You are responsible for any damages, waste or neglect you or your guests have caused.** (WI Statute 704.07)

- ◆ **To personally inspect the building before you rent it.** Before you agree to rent the property, promises of repairs by the landlord should be recorded in writing with a completion date. (WI ATCP 134.07)
- ◆ **To negotiate cleanly move-in conditions.** If you feel the property is not clean, contact your landlord to negotiate — in writing — a reimbursement for cleaning or to have it cleaned. If the landlord believes that the apartment is clean enough you may not get reimbursed.
- ◆ **To occupy the rental unit for the full term of your lease,** provided you have not broken rules and have paid your rent in full.
- ◆ **To follow a legal eviction process.** If you face eviction, your landlord *may never* take any actions to “push you out,” including changing the locks, removing your possessions, or turning off your electricity. (WI ATCP 134.08 and 134.09)
- ◆ If you proceed with action(s) to secure your rights, **your landlord may never retaliate.** Retaliatory actions may include increasing your rent or terminating a tenancy. (WI Statute 704.45 and WI ATCP 134.09)



- ◇ If you are required to pay a security deposit, you have 7 days from the day you move in to notify the landlord in writing of any defects. (WI Statute 704.08)
- ◇ Pay your rent on time as specified by the landlord. You are subject to eviction if rent is not paid, even if it is late by only one day. (WI Statute 704.17)
- ◇ **When facing eviction,** you are still responsible for rent, utilities, and court costs, provided the landlord makes a legitimate attempt to re-rent the apartment. (WI Statute 704.29)

How well do you know Tenant Law?

1. If you get evicted you still have to pay rent.

- True
- False

(WI Statute 704.17)

2. If you are not American by origin, the landlord can kick you out.

- True
- False

(La Crosse County Ordinance 9.06)

3. The landlord may charge you a credit check fee of up to \$20 before they accept your application.

- True
- False

(WI ATCP 134.05)

4. If the heating unit cannot maintain 67 degrees F, that is a building code violation.

- True
- False

(WI ATCP 134.04)

5. I am not subject to eviction if I my rent is late by one day.

- True
- False

(WI Statute 704.29)

6. For normal wear and tear, the landlord may charge for carpet cleaning.

- True
- False

(WI ATCP 134.06)

Answers: T, F, T, T, F, F

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