

Tenants have specific rights

and responsibilities under the law and the purpose of this fact sheet is to give you general information about them. Consult the city for local ordinances regulating landlord and tenant rights.

Build A Better
PEORIA

This fact sheet does not pertain to federally subsidized housing, which is governed by federal law.

TENANT'S RIGHTS AND RESPONSIBILITIES

- ◆ Obtain a written lease to avoid misunderstandings with your landlord.
- ◆ Pay your rent on time.
- ◆ You may be responsible for any damages to the rental unit beyond normal wear and tear.
- ◆ Before you alter the rental unit, ask for your landlord's approval.
- ◆ You must pay the utility bill if so stated in the lease.
- ◆ You must give written notice when you intend to move if you don't want to lose your security deposit. Your lease should specify how much notice is required.
- ◆ The Illinois Retaliatory Eviction Act prohibits your landlord from evicting you for complaining to any governmental authority (housing inspector, human rights commission, etc).



CITY OF
PEORIA

COMMUNITY DEVELOPMENT DEPARTMENT

Know Your Rights

WANT TO KNOW MORE ABOUT:

- **Illinois Rental Property Utility Service Act**
- **Discrimination & Fair Housing Laws**
- **The Eviction Process**
- Landlords are required to complete a City provided self-inspection form with tenants prior to move in. All life-safety items must be up to code or the landlord is in violation. In addition, landlords must complete this form once a year with current tenants. For more information on this form, please visit our website at peoriagov.org.
- Tenants have a right to live in a housing unit that is free of code violations. If you feel your landlord is not addressing active code violations, please contact the City of Peoria Code Enforcement Office at 309-494-8654.

Prairie State Legal

331 Fulton Street, #600 • Peoria IL 61602
 Phone: 309.674.9831 and 800.322.2280
 Fax: 309.674.3802

YOU have the right to:

- Have legal representation at your cost.
- Have a trial by jury.
- Present evidence.
- Call your own witnesses.
- Ask questions.

Property Maintenance Tips

Being a renter makes you part of the community.

Be a good neighbor and take a few minutes to inspect your property for these common maintenance issues.

- 1. Unkempt Grass/Weeds** create shelter for rats and cause pollen and dust issues
- 2. Tires** accumulate water and attract mosquitos which may carry the West Nile Virus
- 3. Parking On Unpaved Surfaces** damages grass and serves as housing for rats
- 4. Overgrown Bushes** are an eyesore and can conceal unwanted individuals
- 5. Misplaced Garbage** is unsanitary, can serve as food for rodents and attract insects, can encourage others to use your property as a dump and cause hazards such as accidental fires
- 6. Animal Waste** causes odors and may become “leftovers” for rats
- 7. Furniture** intended for indoor use left outside may accumulate mold and provide nesting for rats
- 8. Inoperable Vehicles** attract rats and can be hazardous for children



Sidewalks can be one of the most neglected areas around a home and are the responsibility of the resident

PEORIA CARES

To report code violations:

Phone: 309.494.2273
 Code Enforcement: 309.494.8654

Financial Literacy

As a national leader in the field of nonprofit housing and financial counseling, Navicore Solutions can help strengthen your ability to become a successful, stable renter and build a positive relationship with your landlord.

How can we help you...

- Have you fallen behind on your rent and need assistance?
- Do you desire to become a homeowner, but not sure how to get started?
- Want to learn to save money with home energy?
- Navicore Solutions strengthens the well-being of individuals and families through education, guidance, advocacy and support. We provide compassionate counseling solutions to customers in the areas of personal finance, consumer credit, student loans, foreclosure prevention and housing.
- Contact Stephanie Kelley



Navicore Solutions

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