**Reminders for Renters**

**IV. Fulfill contract**
1. The use of property: the renter must not do illegal activities in the property, or store hazardous materials that could endanger the public. The tenant must obtain consent from the landlord if he or she wishes to remodel the premise or modify the furnishing. Once the rental agreement contract is ratified, tanant has the right to access the property. The landlord has no right to enter the premise without consent from the tenant. The tenant may change door locks, but the original locks needs to be well preserved and reinstall them back when the lease ends.

2. Payments: the tenant must pay rents on time. During the term of the lease, the landlord is not allowed to raise rent or collect additional payments without renter’s consent. The landlord is prohibited from making unilateral price hikes.

3. Repairs:
(1) Delegation of Responsibility
A. The landlord is generally responsible for making repairs to the property and its furnishing. However, if there are other stipulations on the lease, they will supersede the general rule of thumb.
B. The renter is responsible for timely reporting of problems to the landlord. If a delay of reporting causes a problem to exacerbate, the landlord may charge tenant cost associated with the damage.
C. If a damage is caused by the tenant, the landlord may not have to make repair. Additionally, landlord may demand tenant for compensation.
Failure to repair:
A. When the responsibility falls on the landlord: if the landlord fails to make repairs, the tenant should issue a legal attest letter to the landlord. The letter should provide a reasonable deadline for the landlord to perform the repair, and include the line item: “If repairs are not made by the stated deadline, the lease contract shall terminate”. When the deadline expires and repairs remain unmade, the tenant has the options of 1). Terminate the lease by issuing a formal legal attest letter or 2). Negotiate with the landlord first, perform the repairs himself/herself and bill the landlord with receipts.
B. When the responsibility falls on the tenant: if the tenant fails to perform repairs that are stated on the lease, tenant is responsible for the subsequent damages to the property.