

# Landlord & Tenant Responsibilities

## Landlord Responsibilities

- Keep the premises compliant with building and housing codes related to health and safety
- Make or arrange for repairs as agreed upon in the lease or that are necessary to keep premises in a fit and habitable condition
- Keep common areas in a safe condition
- Keep electrical, plumbing, hot water supply, sanitary, heating, ventilating, air-conditioning systems, elevators, and other facilities required to be provided by landlord in good working order
- Provide garbage containers and garbage removal
- Install smoke detectors

## Tenant Responsibilities

- Pay the rent in full and on time
- Use the building and facilities appropriately
- Keep the unit clean and safe
- Make timely repairs as agreed upon in the lease
- Remove garbage regularly
- Make sure they don't disturb other tenants

A landlord may enter the property at any time if there is an emergency, or at reasonable times to repair, inspect or show the property. A landlord may not lock the tenant out, cut off the utilities, or confiscate tenant's belongings.

## Additional Resources

[North Dakota Department of Labor and Human Rights](#)

[High Plains Fair Housing](#)

[North Dakota Office of Attorney General: Tenant Rights](#)



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