



Who is Responsible? Answer Key

1. The Tenant's son or daughter throws a ball through a window pane.

Tenant (Rental Agreement Terms)

However, while the tenant is responsible for the cost of the repair, the landlord may elect to do the repair.

2. The garbage disposal is stuck.

Tenant (Rental Agreement Terms)

It is the tenant's responsibility to keep plumbing in working order, provided the cost of such repair is minor.

3. The bathroom lightbulb burns out.

Tenant (Common Practice)

It is the tenant's responsibility to keep electrical equipment in working order, provided the cost of such repair is minor.

4. The front door lock doesn't work.

Landlord (Government Regulations)

In Wisconsin the landlord is responsible for maintaining all equipment that is part of the property in working order, particularly when it could affect the tenant's health and safety.

5. There is mold on the ceiling of the rental unit's bathroom.

Tenant/Landlord (Common Practice, Rental Agreement & Check In/Check Out)

Landlord/Tenant: Most rental agreements require that the tenant keep the property clean and in the condition in which it was rented. Landlord: If the mold is chronic and cannot be cleaned with normal means, it may be a building defect.





Module D: WHO'S RESPONSIBLE FOR MAINTENANCE, REPAIRS AND CARE?

6. The smoke detector batteries are dead in the rental unit.

Tenant/Landlord Check (Government Regulations, Rental Agreement)

Check the rental agreement/smoke detector special attachment for who is responsible for this item.

7. The oven is dirty, and was dirty when tenant moved in.

Tenant/Landlord (Check In/Check Out)

If the tenant completed a check-in condition inventory and the landlord signed it, indicating that the oven was dirty, it is the landlord's responsibility. If a check-in was not completed by both parties, it may be the tenant's responsibility.

8. The sink drain is plugged.

Tenant/Landlord (Common Practice, Government Regulations)

It is the tenant's responsibility to keep plumbing in working order, provided the cost of such repair is minor. However, if the drain cannot easily be opened with simple equipment such as a plunger, it becomes the landlord's responsibility. If it is plugged because of tenant negligence, the cost of opening the drain will be the responsibility of the tenant.

9. There is no hot water.

Landlord (Government Regulations)

Maintain equipment (i.e. heating system, water heater, elevators, and air conditioning) that serves the unit and common spaces is state regulation.

