



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 Sense)

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 Sense, 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 Sense, 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.





Who is Responsible? (Game Board)

Why	Who	
	Landlord	Tenant
The Rental Agreement		
Government Regulation		
Check-in Form		
Common Sense		



Who is Responsible? (Game Cards)

Instructor note: copy these cards and cut apart. One set for each game board

<p>Your son or daughter throws a ball through a windowpane.</p>	<p>Your garbage disposal is stuck.</p>
<p>Your bathroom lightbulb burns out.</p>	<p>Your front door lock doesn't work.</p>
<p>There is mold on the ceiling of your bathroom.</p>	<p>Your smoke detector batteries are dead.</p>
<p>The oven is dirty but was dirty when you moved in.</p>	<p>Your sink drain is plugged.</p>
<p>There is no hot water.</p>	



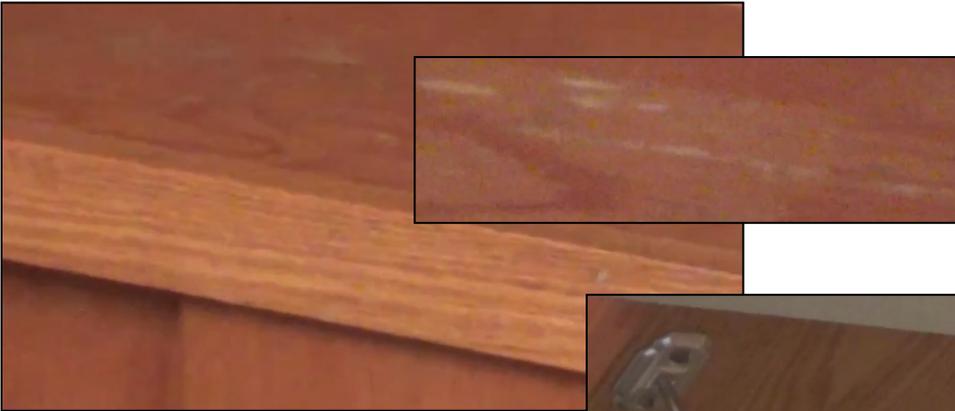


Things to look at in the kitchen during Check-in and Check-out





Things to look at in the bathroom during Check-in and Check-out

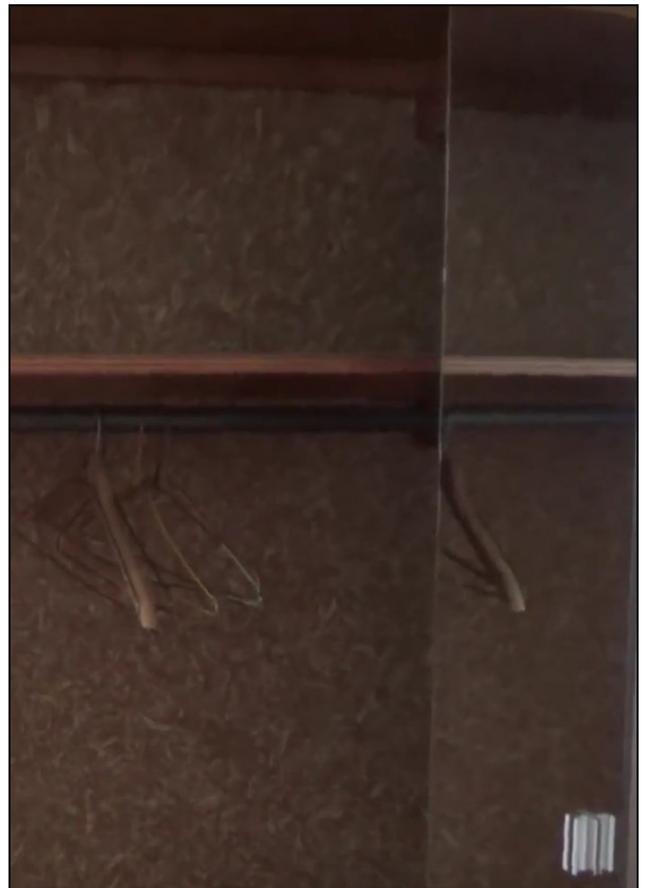


37	BATHROOM
38	Cabinet & Vanity
39	Water Closet/Seat
40	Ceramic Tile/Caulk
41	Towel Bars
42	Faucets
43	Walls/Ceilings





Things to look at — doors, locks, floors, closets — during Check-in and Check-out



What else might you look for during Check-in and Check-out?



Source: UWEX State Entomology Specialist, Phil Pellitteri





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