

What should I expect as a tenant?

- **A safe living environment with:**
 - Smoke detectors (required by law)
 - Properly working systems (electrical, plumbing, gas.)
 - Carbon monoxide detectors (required by law if natural gas is used.)
 - No mold or mildew.
 - No pests (roaches, mice, termites, etc.)
- **Routine maintenance (unless specified otherwise in the lease)**
 - Yard upkeep
 - A clean living space
 - Trash removed promptly and regularly
- **Good communication with the landlord**
 - Get an emergency repair plan from the landlord.
 - Contact the landlord when your contact information changes.
 - You need the landlord's mailing address.



Available Resources

Legal Aid of NC
1 (866) 219-5262

Rowan Helping Ministries
(704) 637-6838

Salisbury / Rowan Community Action Agency
(704) 633-0003

City of Salisbury Police Department
(704) 638-5333

Rowan County Sheriff's Office
Civil Division
(704) 216-8700

**For questions, feel free to contact the
City of Salisbury Code Enforcement Division:
(704) 216-7559**

Fax: (704) 797-4046

E-mail: codeservices@salisburync.gov

For more details: www.salisburync.gov/HAC

Code Enforcement Division
P.O. Box 479
Salisbury, NC 28145

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Tenants' Rights

Provided by:

**Salisbury Housing
Advocacy Commission**

Sample letter to landlord ...

Dear [Landlord's Name(s)],

As tenant of the property located at [property address], I request that the following repairs be made to the property:

[Repair item #1]

[Repair item #2]

[Etc.]

Please bring the above mentioned items into compliance with the minimum housing standards of the City of Salisbury, North Carolina.

I further request that you reply, in writing, to this letter within seven days of receiving it in the mail.

Thank you for your assistance in this (these) matters. Please contact the City of Salisbury Code Enforcement Division at (704) 216-7559 for questions related to the minimum standards.

Sincerely, [The Tenant's Name]

Knowing your rights as a tenant is important ...

As the tenant, you are entitled to certain rights and are also responsible for your rent. Below is information that may help answer some frequently asked questions:

What if something breaks?

- Emergency items include:
 - Gas leaks
 - Major water leaks
 - Electrical issues
 - Doors and windows that won't lock
- If not an emergency, notify landlord as soon as possible by phone and in writing.
 - If landlord does not respond, contact Salisbury's Code Enforcement Division.
- You must still pay your rent in order to avoid eviction.
 - The law does not allow a tenant to withhold rent payment while waiting for repairs to be made.
- Talk to your landlord first if you foresee yourself not being able to make the monthly rent payment.
 - Be aware of additional costs. There may be a late fee. The fee cannot be more than 5% of your rent or the rent amount divided by 20.

What is the eviction process?

- If you are delinquent in your rent payments or have damaged the property in some way, you may be at risk of being evicted.
- The first step of the eviction process allows the landlord to give notice to the tenant to vacate the property.
 - If you choose not to vacate, the landlord must then file for Summary Ejectment (eviction) at the Rowan County Court House.
 - The tenant will then be summoned to Small Claims Court.
 - If the ruling of the judge or magistrate is in the landlord's favor, the tenant will have ten days to appeal the decision.
 - After that, the landlord will obtain a Writ of Possession. This allows a sheriff's deputy to come to the home after seven days to remove the tenant from the property.

If repair work is needed, you must allow the owner to enter the property in order to have items fixed. The landlord should give notice prior to entering the property.

Who is a tenant? Who is a landlord?

- A tenant is someone who occupies a rental space and agrees to pay rent for a living space.
- A landlord is a person who owns and rents a living space to a tenant OR is someone who manages the property for the owner.
- These two people form a business relationship.

The relationship between tenant and landlord should be one of **good communication.**

