

# Legal scenarios

September 2024

## 1 Scenario 1: Heating and mold problems

My tenancy troubles began shortly after moving into my apartment on March 1st, 2023. Within the first week, I noticed that the heating system wasn't working properly, leaving the apartment cold despite the thermostat being set to a comfortable temperature. I reported this to the property manager on 8 March, but it took until 2 April for a technician to come and fix the problem.

Just as the heating problem was resolved, I discovered a significant mold problem in the bathroom on April 15th. The property manager initially dismissed my concerns, suggesting I simply clean it with bleach. However, the mold persisted and seemed to be spreading. It wasn't until May 20th, after multiple complaints and providing photographic evidence, that they finally sent a professional to assess and address the mold issue.

## 2 Scenario 2: Rent increase

I began renting my one-bedroom apartment on May 1st, 2022, with a reasonable rent for the area. On April 15th, 2023, about two weeks before my lease was set to renew, I received an email from my landlord, Mr. Johnson, informing me that he would be raising the rent by 8% for the upcoming year due to increasing property taxes and maintenance costs.

Caught off guard by this increase, I spent the next few days looking at other rental listings in the area and found that the new rate was still competitive for the neighborhood. On April 20th, I emailed Mr. Johnson to ask if there was any room for negotiation. He responded on April 22nd, offering to reduce the increase to 7% if I signed a two-year lease instead of one.

## 3 Scenario 3: Privacy

I moved into my ground-floor studio apartment on April 15th, 2023, attracted by its cozy garden and the landlord's promise of a quiet, private living space. However, by mid-May, I started noticing small changes in my apartment after returning from work. On May 20th, I found my blinds open when I was certain

I'd closed them that morning. Three days later, some books on my shelf had been rearranged. The situation escalated on June 2nd when I discovered muddy footprints leading from my back door to the bathroom.

Concerned, I emailed my landlord on June 3rd, asking if anyone had entered my apartment. He replied the next day, casually mentioning that he'd been "checking on things" and had some plumbing work done, seeing no need to inform me beforehand. When I expressed my discomfort with these unannounced entries, he brushed off my concerns, stating it was his right as the property owner to inspect the premises as he saw fit. This left me feeling violated and unsure about the privacy and security of my living space.

## **4 Scenario 4: Property damage**

On June 1st, 2023, tenants moved out of my two-bedroom rental property after a two-year lease. Upon inspection on June 3rd, I discovered significant damage: deeply scratched and stained hardwood floors, holes in three interior doors, damaged kitchen cabinets, multiple holes in walls throughout the property, and a damaged refrigerator.

The security deposit of \$ 2,000 was insufficient to cover the extent of the damages. On June 5th, I obtained quotes from contractors, with total estimated repair costs coming to \$ 8,250. This included floor refinishing, door replacement, cabinet repair, wall repair and painting, and a new refrigerator. On June 10th, I sent a detailed list of damages and repair costs to the former tenants, along with photos and contractor quotes, requesting they cover the difference of \$6,250.

## **5 Scenario 5: Rentervention 1 - roaches**

a put in a request three months ago for roaches in common area, now there are roaches in the kitchen, and bathroom. Building does not send out maintaince or pest control or notify us when they are entering building

## **6 Scenario 6: Rentervention 2 - eviction**

An eviction has been filed against my family and I due to nonpayment of rent. We fell behind due to loss of income.

## **7 Scenario 7: Rentervention 3 - crime**

Can a landlord ask if you have committed a crime?

## **8 Scenario 8: Rentervention 4 - roof**

Can I terminate a lease if the roof flooded my apartment and there has been no updates in a month?

## **9 Scenario 9: Rentervention 5 - photos**

Can my landlord take photos of my personal property and interior of my apartment without my consent?

## **10 Scenario 10: Wear and tear**

My landlord wants to deduct money from my deposit because I damaged an appliance. I was using it regularly and correctly, so it should be considered wear and tear.