



LANDLORDS AND TENANTS

Intermediate ESL Level



I. Pre-reading

Do you rent an apartment? If so, describe your apartment building. Do you know your landlord? Did you sign a lease? Do you pay for any utilities? Which ones?

II. Vocabulary

provide
adequate
lease

damage
permission
respond

certified
eligible
discrimination

III. Reading

Some people buy their own houses. They are called homeowners. Other people rent houses or apartments and pay money or rent each month to a landlord. People who rent are called tenants.

Landlords must **provide** a clean, safe apartment with **adequate** heat and drinking water. Tenants should sign a **lease** before renting an apartment. It is important to read the lease carefully. Tenants must:

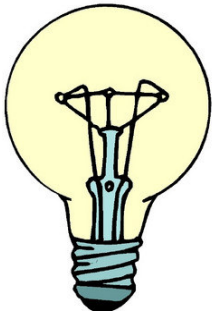
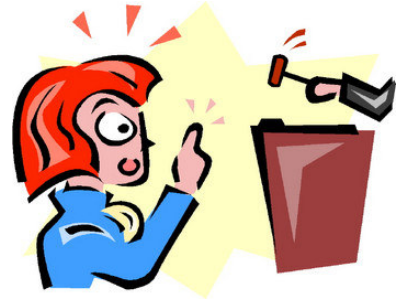
- pay the rent on time
- keep the unit clean
- repair what they **damage**
- not paint or make other changes to the apartment without the landlord's **permission**
- give a written notice before moving



Sometimes tenants have housing problems. For emergencies such as no water or heat, they should call the landlord right away. For repairs, they should also call the landlord. If the landlord does not **respond** after several days, tenants should contact the landlord by registered or **certified** mail. Tenants must pay the rent even if they are waiting for repairs.

For landlord problems, tenants can get help from:

- a lawyer or attorney - the Illinois Lawyer Referral Service can help find a lawyer
- legal aid services if they are **eligible** for free legal services
- the Illinois Attorney General's Office
- the Illinois Department of Human Rights - for **discrimination** complaints



Utilities are companies that provide natural gas, electricity, telephone service and water. Landlords may pay some utility bills, and tenants pay others. Tenants should find out which utilities are included in the rent and which are not. If there is a problem with utility service or bills, people should call the utility customer service number. This service number can be found on the monthly bills.


IV. Post-reading

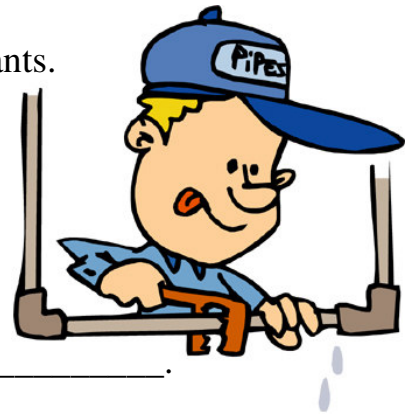
Match the words with their definitions.

- | | | |
|-------------------|-------|---|
| 1. discrimination | _____ | a. consent |
| 2. lease | _____ | b. answer |
| 3. adequate | _____ | c. allowed to do something |
| 4. permission | _____ | d. treatment of people differently and unfairly |
| 5. respond | _____ | e. a written statement of a rental property |
| 6. provide | _____ | f. caused harm to property |
| 7. damage | _____ | g. enough |
| 8. eligible | _____ | h. give what is needed |



Choose the correct word.

- A utility customer service number can be found on _____.
a bill a lease
 - _____ is an example of a utility.
newspaper delivery natural gas
 - Tenants may need _____ for problems with the landlord.
lawyers doctors
 - Landlords must provide _____ for their tenants.
drinking water automobile insurance
 - A tenant must give a _____ before moving.
written notice a new carpet
 - If tenants are waiting for repairs, they must still _____.
wash the floors pay the rent
- 



V. Activities

If you are working with a tutor or a partner, discuss your answers.

1. Consider your rental lease. Is there a list of rules on how to take care of your apartment? Compare these rules with another person who has a lease.
2. Write about the difference between owning a home and renting one. Which is more expensive? Which creates more work?
3. Think about what you would do in each of these situations. Who would you call?

There is no dial tone on your phone.
A tree falls in a storm and breaks a window.
A rainstorm floods your apartment.
Your water is a rusty color.
You lose your TV picture.



There is no heat.
Your stove catches fire.
There is no electricity.
You lose your keys.
The roof is leaking.