

Most Common Student Housing Faults

1. Landlord is responsible for supplying storm/thermal windows and screens that are compliant with state/local code - 14.05.200(e)
2. Landlord must insure all doors and windows are rodent proof and reasonably watertight. All such devices must be maintained in working condition - 14.05.330(7)
3. All dwellings shall have properly maintained heating facilities which are capable of heating all habitable rooms, bathrooms, and water closets to a minimum of 67 degrees Fahrenheit 48 inches above the floor during average minimum winter temperatures - 14.05.320(1)
4. All appliance repair and/or replacement is the responsibility of the owner of said appliance - 14.05.300(1)(C)
5. Any elevation or depression more than two feet above or below floor level shall have a guard rail or other equivalent safety device - 14.05.300(6)
6. All exterior doors must be equipped with a safe, functioning locking device - 14.05.300(8)
7. All habitable rooms, water closets, bathrooms and kitchens must be properly lit and ventilated - 14.05.310(1)(2)(3)
8. All electrical outlets and fixtures shall be properly installed and maintained in a safe and working condition - 14.05.310(4)
9. All exterior walls will be free of deterioration, holes, breaks, and loose or rotting boards/timbers. - 14.05.330(1)
10. Roofs will be free of leaks and all gutters will be secured and properly hung - 14.05.330(4)
11. All accessory structures, including garages and tool sheds, must be structurally sound and maintained in good repair - 14.05.330(10)

No retaliatory action may be taken against tenants who exercise their legal rights pertaining to residential tenancies. - 704.45

All repairs must be completed in a timely manner, enforcement procedures detailed in City of Whitewater municipal maintenance code - 14.05.410 - 14.05.420

Common Student Responsibilities

1. Renters must be considerate about noise, and respect neighbors and landlord appointed representatives - 14.05.200(l)
2. Garbage must be stored in a clean, sanitary and safe fashion - 14.05.200(d)
3. Occupants of a premise must maintain a clean and sanitary condition in all parts of property that they control - 14.05.200(c)