

# Hill Development Corporation of New Haven

## Landlord and Tenant Relations Curriculum

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### ***1. Being a Landlord***

- a. General Considerations
- b. The Advantages of Being a Landlord
- c. The Disadvantages of Being a Landlord

### ***2. Applications and Screening***

- a. Written References from Current and Previous Landlords
- b. Personal Credit Report Check
- c. Employment Verification (if applicable)
- d. Source of Income Verification
- e. Criminal Check

### ***3. Lease Protection***

- a. Written Lease
- b. Oral Lease
- c. Lease by Tenancy

### ***4. Security Deposits***

- a. Maximum Security Deposit
- b. Return of Security Deposit
- c. Maintenance of Security Deposits in a Escrow Account
- d. Maximum Application Fees and Return of Application Fees

### ***5. Inspecting Rental Properties***

- a. Videotape and take Pictures of the Property
- b. Write a List of the Physical Condition of the Property
- c. Keep Receipts and Records of Apartment Maintenance and Repairs

### ***6. Landlord and Tenant Responsibilities***

- a. Landlord's Responsibilities- Connecticut General Statutes 47a-7
- b. Tenants Responsibilities- Connecticut General Statutes 47a-11
- c. Non-Compliance by Tenant- Connecticut General Statutes 47a-15

### ***7. Other Issues***

- a. Evictions
- b. Illegal Entry and Detainee

### ***8. Fair Housing Overview***

- a. Protected Classes
- b. Denial of Housing, Disparate Treatment and Steering

### ***9. Household Budgeting Overview***

- a. Creating a Budget

- b. Creating a Debt Management Plan
- c. Establishing Cash Reserves
- d. Avoiding Mortgage Delinquency

**10. Homeownership Overview**

- a. A Safe and Secure Home
- b. Fire Safety and Prevention
- c. Homeowner's Insurance
- d. Tenant's Apartment Insurance
- e. Household Maintenance and Repairs