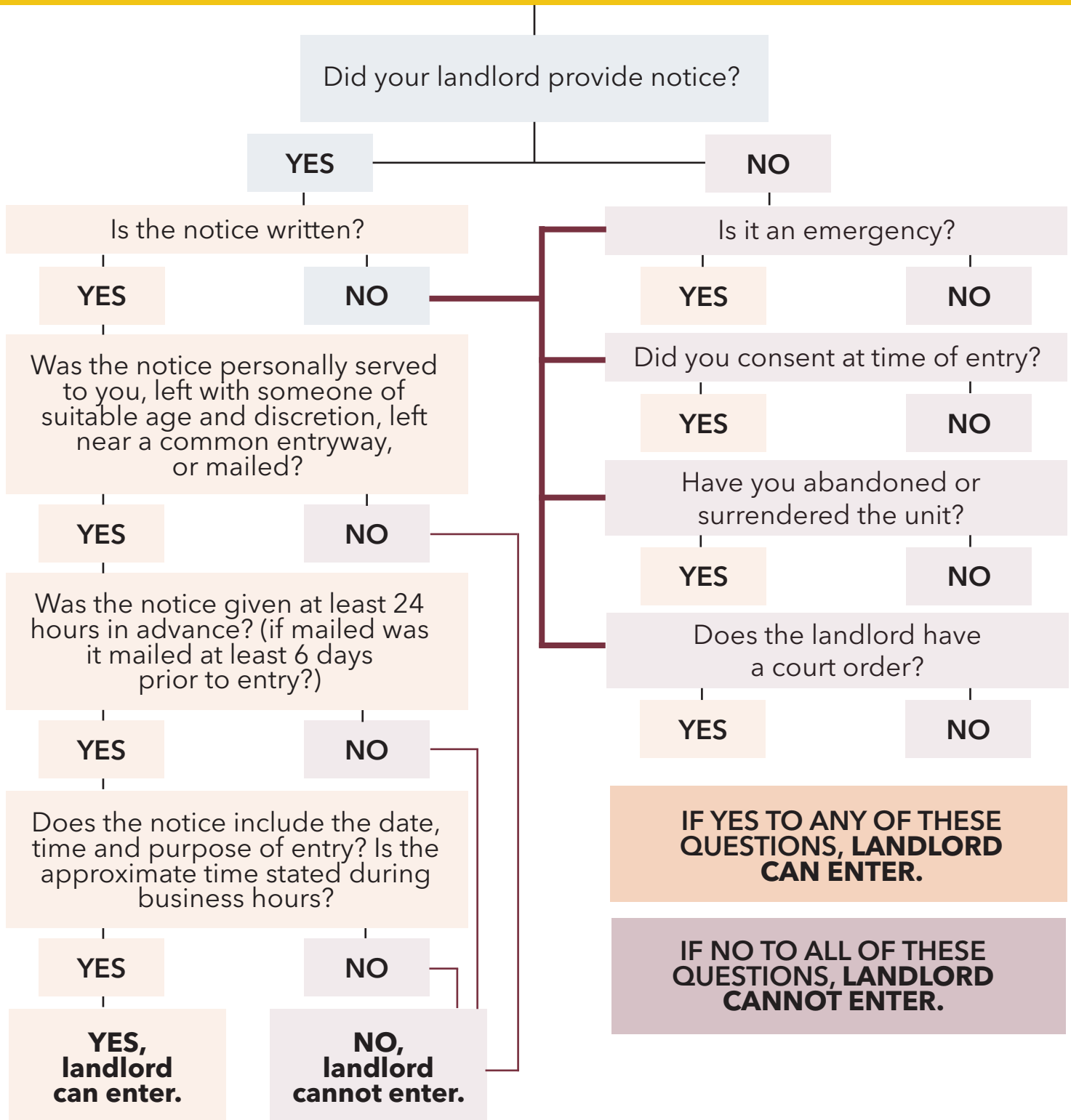


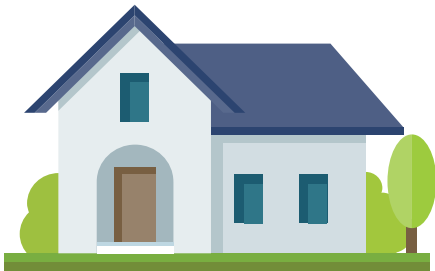
Can a landlord enter your unit?



TENANT PRIVACY TIPS

PERMISSIBLE REASONS FOR ENTRY

- To make necessary repairs, decorations, or alterations.
- To supply necessary or agreed upon services
- To show unit to prospective purchaser, mortgagees, tenants, workers, or contractors.
- To facilitate inspections.



REPEATED INSPECTIONS

- Landlords may not abuse the right of inspection to harass a tenant.
- Repeated inspections, even with proper notice, might reach the level of harassment.



WHAT CONSTITUTES AN EMERGENCY?

A landlord can enter the property without giving advance notice to respond to an emergency that threatens injury or property damage if not corrected immediately. Examples of emergencies include: fire, gas leak, or water leak. The landlord is entitled to have a key to the premises to enter for this reason.



STEPS TO TAKE WHEN A LANDLORD MAKES AN IMPROPER ENTRY:

Tenants can follow these guidelines to address illegal entry by landlord or anyone working for the landlord.

1. Talk to the landlord about concerns in a friendly but firm way. If an agreement is reached, give the landlord a written note to confirm.
2. If talking with the landlord does not work, submit a letter. The letter should notify the landlord of the problem and educate the landlord about the rights of tenants.
3. If invasions of privacy continue, document all occurrences and consult with an attorney or take the landlord to small claims court. You can report any instance of threats, intimidation, or physical attacks to the police.