

RESOURCES TO CALL

For information or other assistance, the following resources are available.

UWM

Neighborhood Liaison	229-4035
Police Emergency	9-911
Police Non-Emergency	229-4627
University Legal Clinic	229-4140
Neighborhood Housing	229-6999
Dean of Students	229-4632

CITY OF MILWAUKEE

Police Emergency	911
Police Non-Emergency (UWM is in District 5)	933-4444

Department of Neighborhood Services	286-2268
• Building code complaints	
• Nuisance complaints, private property	
• Occupancy issues	

City Hall	286-2150
Sanitation special pickup	286-8282
Emergency Crisis Hotline	257-7222
Health Department	286-3521
Night parking permission (8 p.m.-1 a.m.)	286-8300

Being a good neighbor

LANDLORDS

Landlords, whether they own just one duplex or many apartment units, are in the business of renting property. The rent charged for a property depends on its size, location and condition. Landlords must provide a reasonably secure environment, with working fixtures, heat and hot water, a hazard-free environment with smoke detectors and fire extinguishers, access to city services and access to the rented unit during the active rental agreement. Landlords must follow established legal procedures when asking a tenant to vacate a property.

The landlord is responsible for enforcing all codes applicable to residential property. These include occupancy codes, noise codes, building safety and security codes, nuisance codes, cleanliness codes and health codes.

The best landlords form a partnership with their tenants which provides quality housing, maintains the value of their property and results in a living situation that is in harmony with the neighborhood.

TENANTS

Tenants receive use of the property for the term of the rental. They are expected to leave the property in good condition at the end of their stay. While in residence, tenants are expected to be good neighbors.

Being a good neighbor means using good sense: reporting problems promptly; keeping the property clean and removing garbage to avoid pests; wheeling trash and recycling carts to designated pickup areas and returning them to storage areas when emptied; picking up debris outside the building and in common rooms and hallways; refraining from making noise at levels that would disturb others; and avoiding all illegal activity.

Being a good neighbor is especially important when there is no owner or manager on site.

It's a good idea for new tenants to introduce themselves to their neighbors and exchange phone numbers. Problems often can be avoided or quickly solved when neighbors know each other and communicate effectively.

CITY CODES

LANDLORDS NEED TO ENFORCE

OCCUPANCY

Occupancy of any unit, including homes, is restricted to no more than three unrelated people, regardless of the number of bedrooms available, unless the landlord has a rooming house license. If this code is violated, the property is considered an illegal rooming house and provides grounds for eviction.

ALCOHOL

Milwaukee Police enforce the codes regarding illegal use of alcohol. Fines start at \$115 for public drinking and go up to \$354 for purchase of alcohol by a minor. Sale of alcohol or cups at parties also is illegal, with possible fines of up to \$10,000. All fines increase for the second and third offenses. With the second offense, landlords as well as tenants receive a fine, increasing the offender's chance of eviction. A complaint can be made at the time of the offense or the next day.

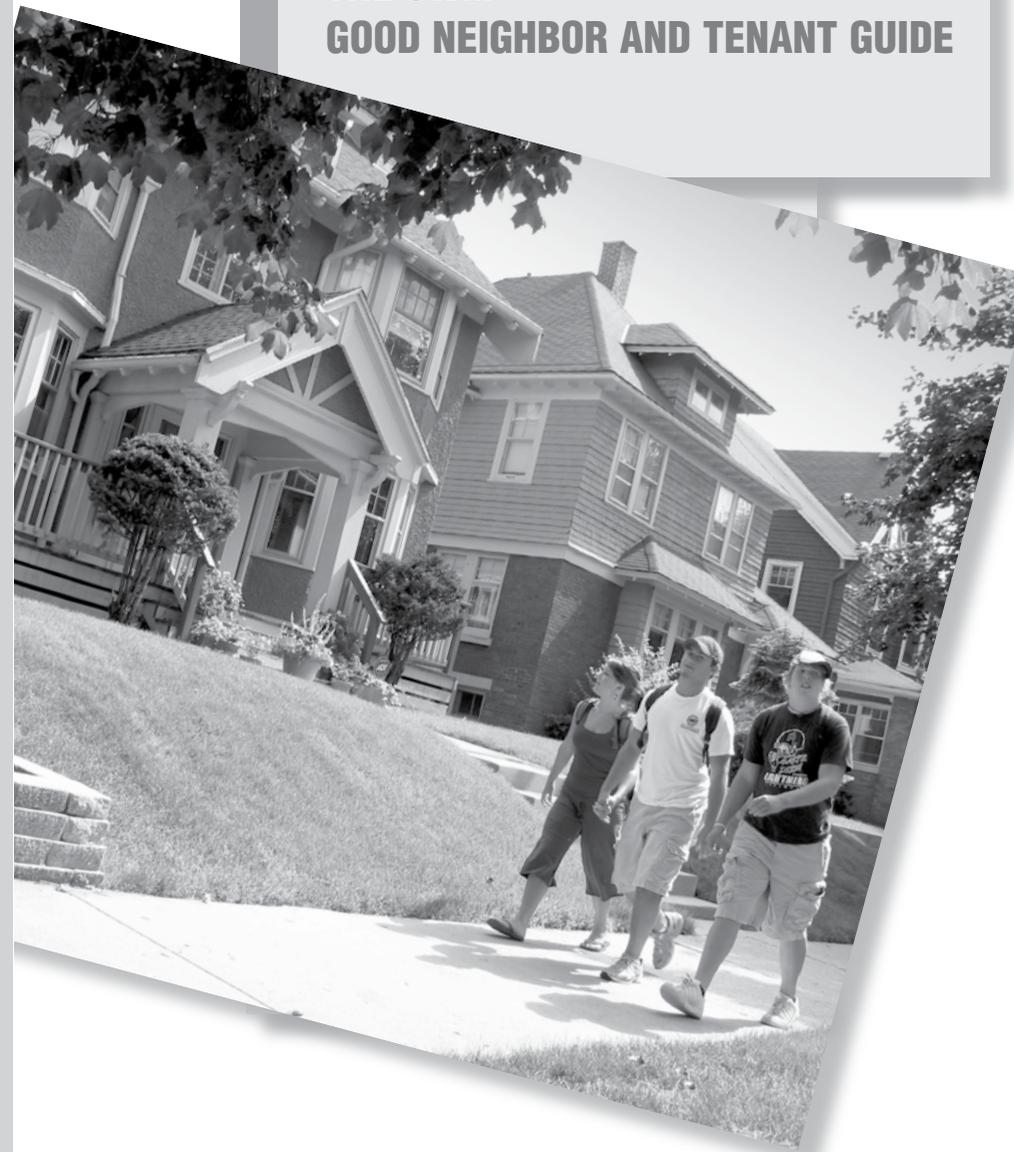
NOISE

Like most older, established neighborhoods, the upper East side is an area of closely spaced homes and apartment buildings. Keeping noise – and music – to acceptable levels and reasonable hours is important. The Milwaukee Police strictly enforce noise ordinances. Fines for excessive and/or late-night noise are hefty, starting at \$237 and increasing with each subsequent offense. Landlords are liable with the second offense, often leading to eviction of the offender. As with alcohol offenses, a complaint can be made at the time of the offense or the next day.



THE UWM

GOOD NEIGHBOR AND TENANT GUIDE



Living in the UWM neighborhood

UWM lies at the center of a lively mix of neighborhoods on Milwaukee's upper East side, each with its own personality and distinctive blend of housing, shops, restaurants, parks and nightspots.

Located just a few blocks from Lake Michigan, these neighborhoods are home to many UWM faculty, staff and students.

Because of the special nature of the neighborhoods, UWM is joining with students and community members to help preserve their character.

Successful living in this area requires respect and tolerance. It means working together to ensure that members of the community respect the rights and tolerate the diversity of their neighbors.

And along with rights come responsibilities. Here are some things to keep in mind.

TENANTS' RIGHTS AND RESPONSIBILITIES

Things to know

BEFORE YOU RENT

UNIT INSPECTION You have the right to inspect the rental unit before you rent. In addition, you have the right to ask any questions about the property and to read all written agreements.

RENTAL AGREEMENT You should specifically ask if the apartment has a month-to-month, six-month, one-year or other rental agreement, and whether the agreement is verbal or written. If there is a written rental agreement, the landlord must furnish you a copy.

UTILITIES PAYMENTS The landlord must disclose how utilities are to be paid, and if there is more than one unit, whether the units are individually metered.

STRUCTURAL OR OTHER DEFECTS

The landlord must disclose any defects that may be hazardous to health and safety, such as structural defects, lack of hot or cold water, heat control problems, or serious plumbing or electrical problems.

EXISTING DAMAGES INSPECTION You have seven days from the beginning of the rental agreement term to inspect the apartment and notify the landlord of existing damages. You should prepare a written document or "check-in" list stating any existing damages, and have it signed by the landlord.

MOWING AND SHOVELING Talk to your landlord about who is responsible for cutting grass and shoveling snow. It's best to get an agreement in writing.

WHILE RENTING

REPAIRS The landlord is responsible for making any repairs that are necessary to maintain habitable living conditions. If the landlord refuses to repair major defects, you have the right to report the defect to the City of Milwaukee Department of Neighborhood Services, 286-2268.

NOTICE TO ENTER The landlord must give 12 hours' notice to enter for repairs or inspection unless you allow otherwise.

RENT PAYMENT Once all tenants sign the rental agreement, all tenants are jointly liable for all of the rent. If one tenant moves out, that person remains responsible for paying rent. If one tenant refuses to pay rent for the remainder of the rental agreement term, the remaining tenants are still responsible for the full rent.

RENT INCREASE In a month-to-month rental agreement, the landlord may increase the rent with a 28-day written notice. There is no state law limiting the amount of rent increase for month-to-month agreements. In six-month and one-year agreements, the landlord may NOT increase the rent within the term of the agreement.

SECURITY DEPOSITS

The security deposit may be used for:

- Property damage and/or neglect caused by tenant
- Unpaid rent or utilities for which tenant is responsible

The security deposit may NOT be used for:

- Carpet cleaning unless there is a provision in the rental agreement
- Ordinary wear and tear for which the landlord is responsible

BREACH OF RENTAL AGREEMENT

1. If you break a rental agreement by moving out prior to the end of the agreement's term, you are obligated to pay the rent for the remainder of the term. However, the landlord must take reasonable efforts to re-rent the apartment.

2. The landlord is allowed to "mitigate damages." This means that a reasonable payment may be requested for advertising costs in re-renting the apartment.

EVICCTIONS

An eviction involves a violation of a rental agreement so severe that the landlord takes action to have the renter physically removed from the rental property.

Basis for eviction:

- Non-payment of rent
- Violations of the rental agreement
 - Seriously damaging the apartment
 - Unreasonable amounts of noise
 - Verbally or physically threatening others
 - Letting others live in the apartment without the landlord's consent
 - Unauthorized pets
 - Any and all illegal activity

Types of termination notices:

- Five-day notice orders the tenant to remedy the problem or vacate the premises within five days.
- Fourteen-day notice orders the tenant to vacate the premises within 14 days, and does not give the tenant a chance to remedy the problem.
- Thirty-day notice orders the tenant to vacate the premises within 30 days, and is given only to tenants who have a rental agreement for one year or longer.

Notices must be served in one of three ways:

- Personally delivered to tenant
- Affixed to the door of the apartment
- Sent by certified mail

—Compiled by University Legal Clinic
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UWM ON THE WEB

neighborhood.uwm.edu

Visit the UWM Neighborhood Relations Web site to learn about neighborhood resources.

OTHER WEB RESOURCES

CODE INFORMATION

For information on residential property codes, visit:

UWM Neighborhood Housing Office:
aux.uwm.edu/nho

Milwaukee Department of Neighborhood Services:
ci.mil.wi.us/display/router.asp?docid=316

LODGING A COMPLAINT

To lodge a complaint about the condition of your apartment, visit:

UWM University Legal Clinic:
uwm.edu/StudentOrg/ULC/

Milwaukee Department of Neighborhood Services:
www.ci.mil.wi.us/display/router.asp?docid=2387

Milwaukee Department of Public Works:
(for complaints about eyesores, garbage, ice and snow, weeds or nuisance vehicles): **www.mpw.net**

If you have a complaint about a tenant but don't want to involve the police, you can contact his/her landlord directly. Identify the landlord, as well as information on complaints filed against landlords and building-code violations for individual properties, at:

www.ci.mil.wi.us/display/router.asp?docid=480