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Superior 3/11/83

Green Book #3

PLAYSTREETS - aren't enough!

If your children have to live in a house that's falling apart because the landlord won't fix-up, all the playstreets in the world won't make a difference. This summer the playstreet program is interested in helping the kids to have a good time but also in helping YOU make their living conditions better. Here are some of the things you should know about YOUR RIGHTS AS A TENANT!

TENANTS HAVE RIGHTS

The LAW says the landlord must keep your house in decent condition. Here is a list of some of the things he must do. The landlord must provide:

- running hot and cold water
- sink, toilet, bath or shower
- good plumbing connections
- enough decent garbage cans and lids
- screens from May to October
- extermination of rats and roaches
- two electrical outlets per room
- safe wiring
- clean, lighted halls and stairs
- safe and sufficient heating
- painted walls and ceilings
- also legal summons before evicti

WHAT TO DO!

- WHAT THE LAW SAYS** City Hall must LOWER YOUR RENT and MAKE REPAIRS if the landlord doesn't.
- WHAT SHOULD YOU DO** COMPLAIN to City Hall about your rats and roaches or and other problems the landlord won't fix-up. The best way is to write your complaints to Larrie Stalks, Director of the Dept. of Health, Education and Welfare City Hall. If you go in person, this office is on the second floor of City Hall or phone MI 3-6300.
- WHAT HAPPENS**
1. The City must inspect your building within 15 days after you file a complaint.
 2. Within 20-25 days after the inspection, the City must call the landlord and the complaining tenants to a hearing about conditions in the building.
 3. At the hearing, tenants can testify to the bad conditions. A free lawyer from the anti-poverty program can be present to represent your side.
 4. The City then gives the landlord up to 30 days to make repairs, with no extensions unless the actual repairs require more.
 5. If the landlord doesn't do his job, the City must lower rents and see that the repairs are done.

REPRODUCED AT THE NATIONAL ARCHIVES

STAND UNITED
DON'T BE AFRAID

The City and landlord will pay more attention to your complaint if several tenants protest together. The Playstreet staff is ready and willing to help you talk to other tenants, file a complaint and get a free lawyer. Members of the People's Action Group (area board #3) and NCUP will also give you support in your fight. If the landlord tries to evict you, raise your rent, or give you some trouble, they will help you give him trouble right back. They'll pressure him to stop, take him to court, picket his home in the suburb or whatever else is necessary to make him fair. NOW IS THE TIME TO STAND UP AND FIGHT FOR YOUR RIGHTS

OTHER PROBLEMS

If you have any other problems such as with the welfare, police, school etc. talk to the playstreet staff about it. They'll help you get in touch with other people from the neighborhood who are working hard on these problems. Or come over to the People's Action Group (PAG) at 471 Clinton Ave. (entrance on Hunterdon St.) or call 824-3135.