

Chapter 4

THE LANDLORD'S RESPONSIBILITY

Under the Chicago Residential Landlord and Tenant Ordinance, the landlord has the responsibility of maintaining his building in compliance with the Municipal Code and making all repairs promptly. The following is a list of some of the provisions with which the landlord must comply:

- a. Appliances:** Must be maintained and repaired as necessary if supplied by the landlord.
- b. Basements and Cellars:** Must be kept in a safe and sanitary condition including the removal of excess materials that create a fire hazard and making sure there are no leaks.
- c. Elevators:** Must be maintained in buildings ten stories or higher.
- d. Exits:** Must provide a safe and unobstructed means of escape from every apartment to the ground level.
- e. Exterminating:** Building must be kept free of rats and reasonably free of insects.
- f. Exterior:** Roof must be kept water-tight.
- g. Fire Extinguisher:** If the building is greater than three stories, there must be a fire extinguisher on each floor.
- h. Garbage:** Landlord must supply and maintain trash facilities.
- i. Heat:** Must provide heat to all apartments from September 15 until June 1. The following average temperatures must be maintained throughout the entire apartment:
 - 68 degrees from 7:30 a.m. to 10:30 p.m.
 - 63 degrees from 10:30 p.m. to 7:30 a.m.
- j. Hot Water:** Sinks, bathtubs and showers must be provided with 120-degree water from 6:00 a.m. to 10:30 p.m.
- k. Interior:** Walls ceilings and floors must be kept in sound condition. Floors must be free of rotting floorboards. Walls and ceilings must be free of loose paint or plaster.
- l. Lighting of halls:** Halls and stairways must have adequate lighting at all times.

m. Plumbing and Electrical: Must be maintained in good working order at all times. Switchboards and circuit breakers must be accessible to the tenant.

n. Poisonous Paint: Must be free of all lead-based paint.

o. Public areas: Landlord must keep all shared areas of building safe, clean and sanitary.

p. Screens; Must be provided to all apartments on ground floor and floors 1-4 from April 15 to November 15.

q. Security Devices for Apartment: Landlord must supply and maintain a dead bolt lock and a viewing device on each door to the apartment. Windows within 20 feet of ground level or 10 feet above an adjacent roof, exterior stairway, fire escape, ramp or porch must have ventilation locks.

r. Building Security: Every building entrance must be secured by a door with a dead bolt lock.

s. Smoke Detectors: Must have at least one smoke detector per apartment and one at the top of each interior stairwell.

t. Stagnant Water: All yards, courts, passageways and other portions of the building lot must be kept free of stagnant water.

u. Stairways and Porches: Must be kept in safe condition and sound repair. This includes the railings of porches and stairs.

v. Water: Hot and cold running water must be maintained to sinks, lavatories, baths and showers.

w. Water Fixtures: Landlord must provide a flush toilet, lavatory basin, bathtub or shower, and kitchen sink.

x. Windows: Must be kept in good condition, fit well, open easily and be tight.

[The Housing Choice Voucher Program has additional landlord responsibilities, known as Housing Quality Standards. Please see Chapter 13 for more information.]