

CHICAGO TENANTS HAVE RIGHTS

under the Residential Landlords
and Tenants Ordinance (RLTO)

... includes rental units with **written**
or **oral** leases (including all
subsidized units such
as CHA, IHDA, Section
8 Housing Choice
Vouchers, etc.)

{MUN. CODE CH.
5-12-010 & 5-12-020}



WHAT ARE THE LANDLORD'S GENERAL DUTIES UNDER THE ORDINANCE?

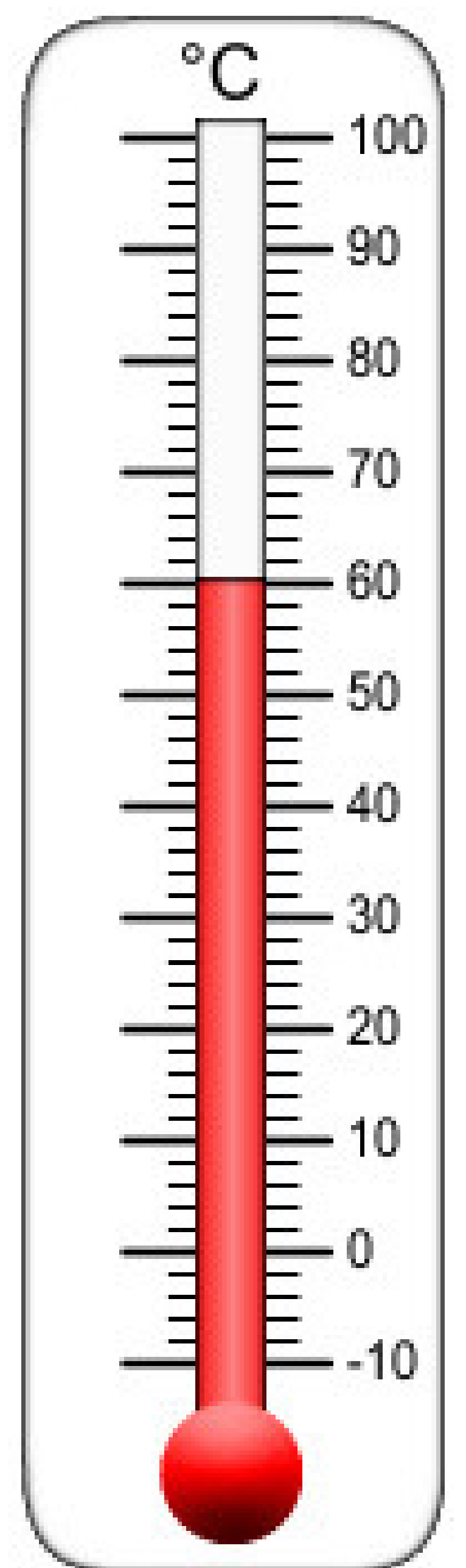
- To give tenant written notice of the owner's or manager's name, address and telephone number.
- To give new or renewing tenants notice of:
 - **CODE CITATIONS ISSUED BY THE CITY IN THE PREVIOUS 12 MONTHS**
 - **PENDING HOUSING COURT OR ADMINISTRATIVE HEARING ACTIONS**
 - **WATER, ELECTRICAL OR GAS SERVICE SHUT-OFFS TO THE BUILDING DURING ENTIRE OCCUPANCY**
- To provide a tenant with at least 30 days written notice if the rental agreement will not be renewed

What if I do not have essential services (water/heat/electricity/gas/plumbing)?

- Call 311 & get a reference number
- Send a letter
- If they do not make repairs within 24 hours, you can:
 - WITHHOLD A MONTHLY RENT AMOUNT
 - PAY THE UTILITY COMPANY YOURSELF
- If the owner does not make repairs within 72 hours, you can:
 - BREAK YOUR LEASE AND MOVE

9/15 thru 6/01, heat should be at
68° from 8:30 AM - 10:30 PM
66° from 10:30 PM - 8:30 AM

IMPORTANT: If it gets dangerously cold in your apartment, call 311 and ask for the nearest heating center



If your building is not being maintained...

Send a **written** request to the owner requesting repairs **first**. If problems still are not addressed, call Chicago City Services at 311 and **get a reference number**. If the owner does not make repairs within 14 days you can:

- **MAKE THE REPAIRS YOURSELF**
- **WITHHOLD AN AMOUNT FROM YOUR MONTHLY RENT (UP TO HALF)**
- **LEGALLY BREAK YOUR LEASE AND MOVE**

What kind of notice did I get?

5 Days

**If the rent is late
(remediable)**

10 Days

**if the lease is broken
(remediable)**

30 Days

**If the rent is month by
month or your lease
expired**

90 Days

**If the building is in
foreclosure**

CONTACT INFO

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EVICTION PROCESS

1: Tenant receives an eviction notice (5,10,30 or 90 days)



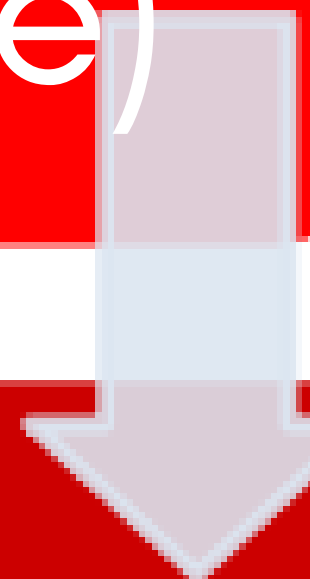
2: The landlord files a lawsuit in court and hires the Sheriff to serve a summons to the tenant for a court date in two weeks (minimum)



3: Tenant is served with a subpoena. Must arrive 7 days before scheduled court date.



4: The landlord and tenant go to court. If the tenant does not have a lawyer, the trial will last 90 seconds (on average)



5: The court enters an Order of Possession against the Tenant. The Sheriff usually takes 2 weeks to physically evict (but there is never a guarantee)