Individuals are protected in both the sale and rental of housing. Examples of housing discrimination might include, but is not limited to:

- Refusing to rent, sell, or negotiate with a person for housing
- Discriminatory advertising
- Setting different terms, conditions or privileges for sale or rental of a dwelling or in mortgage lending

Rights of Tenants with Disabilities:

1) Request a reasonable accommodation, such as a rule change to allow a live-in aide or a reserved parking space
2) Request a reasonable modification, such as the installation of a ramp or the widening of doorways

Visit www.fairhousingnc.org/know-your-rights/brochures/ for more info.

If you believe you are a victim of housing discrimination, contact Legal Aid of North Carolina’s Fair Housing Project at 1-855-797-3247. Your information will be kept confidential.
Landlord & Tenant Responsibilities

Landlord Responsibilities
- Maintain “fit and habitable” dwelling
- Follow building and housing codes
- Keep the structure and common areas safe
- Keep the following in working order and make repairs in a reasonable amount of time:
  - Electrical
  - Plumbing
  - Heat
  - Sanitation facilities
  - Ventilation & Air Conditioning (if provided by landlord)
  - Smoke & Carbon Monoxide Alarms

Landlord must make repairs immediately if it affects your health and safety.

Tenant Rights and Responsibilities
- Keep the unit safe and sanitary
- Dispose of garbage and debris
- Prevent damage
- Notify landlord if repairs are needed
- Right to complain and sue if housing is in unfit condition and landlord does not make repairs

Mutual Responsibilities
Landlords must make needed repairs even if a tenant has failed to pay rent. Tenant must continue paying rent even if the home needs repairs.

Remember: If you pay your rent in cash, get a receipt. If you have a lease, keep a copy of it.

Information provided by Legal Aid of North Carolina

IF YOUR HOME HAS UNSAFE CONDITIONS:

1. Continue to pay your rent!
2. Contact your landlord to make repairs.

Contact your landlord in writing...
- Keep copies of letters you write to your landlord. When writing to your landlord, include:
  - The date
  - Your address
  - A list of needed repairs
  - A direct request for the repairs
- Give your landlord a reasonable number of days to respond. Keep a record of all notifications.

If you have a repair emergency, CALL...
- Ask your landlord to fix the repair emergency.
- You can offer to fix the problem yourself and pay less rent if your landlord agrees.
  Agreements must be in writing and include:
  - The date
  - Signature of a “witness” (recommended)
  - Receipts and other records
If you do not have a written agreement, you cannot pay less rent!

Remember: any verbal agreements should be in writing before you reduce your rent. Landlords can evict you if you do not pay all of the rent without an agreement.

IF YOUR LANDLORD IS UNRESPONSIVE...

1. If you have a housing voucher, contact the Chatham Housing Authority by phone or in writing.

   Written complaints should be directed to:
   Jo Ann J. Davis, Executive Director
   Chatham County Housing Authority
   Post Office Box 571
   Siler City, North Carolina 27344

2. Call the Town or City to enforce the jurisdiction’s minimum housing code.
   - Siler City, Pittsboro, and Cary have minimum housing codes. Goldston and unincorporated areas of Chatham County do not.
   - Ask for a copy of the inspection. Keep copies of all documents that are given to you.

Remember: if your unit has serious unsafe conditions, it may be condemned and you may have to move.

3. Contact an attorney.
   - If you do not have an attorney, contact the NC Bar Attorney Referral Service or complete Chatham County’s Legal Aid Services Referral.
   - You may be eligible to file a Small Claims suit against the landlord.

Remember: you have no right to withhold rent unless a judge orders otherwise. If you hold back the rent, you risk being evicted. Contact an attorney first.

AGENCY CONTACT INFO IS ON THE BACK OF THIS BROCHURE.