

YOUR RESPONSIBILITIES AS A TENANT



Your lease is a legally binding contract that will have consequences if you do not comply with its terms. Pay your rent on time and always get a payment receipt from your landlord. There may be other obligations you and your landlord agree to under the terms of the lease, in addition to your legal obligations under the AZ Landlord Tenant Act.

From the
Arizona Landlord and Tenant Act



Follow the Rules

Make sure your landlord allows pets and you pay any fees before having them in your home.

Be Respectful

Behave in a way that will not disturb your neighbors. Remember, you are responsible for your guests. Check the lease for the legal number of occupants before you invite family and friends to stay with you long-term.



Take Care of Your Home Inside and Out

Keep your place clean: Throw away all trash and dispose of waste in a safe manner. Do not destroy, damage, deface, or remove anything in or outside your home. Use any facilities, like pools, play equipment, and other shared space, in a safe and responsible manner.

Report Problems to Your Landlord in Writing

Notify your landlord right away in writing if you spot any issues that would require them to provide maintenance or make repairs to your home, including but not limited to bedbug issues. Do not prevent your landlord from entering your home in order to inspect the premises, provide maintenance, or perform other tasks. Do not withhold your rent or reduce your rent payment if repairs are not made. This must be handled through a separate legal action.



You Could Get Evicted for Committing a Crime

A crime-free addendum included in your lease may state that if you or a guest on the rental property commits a crime (including a drug-related crime), or even if your landlord has reason to believe you committed a crime, that can be grounds for immediate termination of your lease.