

permit any person to do so; and shall not engage in any illegal conduct on the premises; and

(5) Act and require other persons on the premises, with the tenant's or other occupants' consent, to act in a manner that will not disturb the neighbors' peaceful enjoyment of the premises.

Tenants may have remedies under Tennessee law in the event their landlord/property management company does not provide essential services for the tenants, or leaves the premises in a condition that is uninhabitable (e.g. not making repairs to keep the premises in a fit and habitable condition, not complying with applicable building and housing codes, etc.).

Getting help with rental agreements

Again, this brochure is meant solely for educational purposes, and through the distribution of

this brochure, Memphis Light, Gas and Water ("MLGW") is not providing legal advice

to you. In the event you have any questions about your rights and obligations under the Tennessee URLTA, you should seek independent legal advice.

If you feel that your rights may have been violated, the following are resources you may wish to contact:



Memphis Area Legal Services ("MALS"):
MALS provides legal representation to low income families in western Tennessee. Contact information for MALS is:

Phone:
(901) 523-8822

Website:
malsi.org

Office hours:
8:30 a.m. – 5 p.m., Monday-Friday



Saturday Legal Clinics: The Saturday Legal Clinics provide legal services to those in need. The clinics are held the second Saturday of each month from 10 a.m. to noon at the Benjamin L. Hooks Central Library. Volunteer attorneys provide free legal assistance to those in need on a first come, first served basis.

Address:
Benjamin L. Hooks Central Library
3030 Poplar Avenue, Memphis, TN 38111

Phone:
(901) 415-2734



Landlord and Tenant Act



Please Note: *This brochure does not contain the full language of the Act, and you are encouraged to consult the statutory language itself to read the URLTA in its entirety. Further, this brochure is meant solely for educational purposes, and through the distribution of this brochure, Memphis Light, Gas and Water ("MLGW") is not providing legal advice to you. In the event you have any questions about your rights and obligations under the Tennessee URLTA, you should seek independent legal advice.*

About the URLTA Act

The Uniform Residential Landlord and Tenant Act (“URLTA”) became law in Tennessee in 1975 and establishes the obligations that landlords and tenants must meet when renting residential property in Shelby County. These statutes are located at Tenn. Code Ann. § 66-28-101 et seq. and some of the statutory language is set forth within this brochure.

What does the URLTA mean for landlords?

Pursuant to the URLTA, a landlord must:

Tenn. Code Ann. § 66-28-304. Maintenance by landlord:



The landlord shall:

- (a)(1) Comply with requirements of applicable building and housing codes materially affecting health and safety;
- (2) Make all repairs and do whatever is necessary to put and keep the premises in a fit and habitable condition;

- (3) Keep all common areas of the premises in a clean and safe condition; and
- (4) In multi-unit complexes of four (4) or more units, provide and maintain appropriate receptacles and conveniences for the removal of ashes, garbage, rubbish and other waste from common points of collection subject to § 66-28-401(3).

(b) If the duty imposed by subdivision (a)(1) is greater than any duty imposed by any other paragraph of subsection (a), the landlord’s duty shall be determined by reference to subdivision (a)(1).

(c) The landlord and tenant may agree in writing that the tenant perform specified repairs, maintenance tasks, alterations, and remodeling, but only if the transaction is entered into in good faith and not for the purpose of evading the obligations of the landlord.

(d) The landlord may not treat performance of the separate agreement described in subsection (c) as a condition to any obligation or performance of any rental agreement.

What does the URLTA mean for tenants?

Pursuant to the URLTA, a tenant must:

Tenn. Code Ann. § 66-28-401. General maintenance and conduct obligations:



The tenant shall:

- (1) Comply with all obligations primarily imposed upon tenants by applicable provisions of building and housing codes materially affecting health and safety;
 - (2) Keep that part of the premises that the tenant occupies and uses as clean and safe as the condition of the premises when the tenant took possession;
 - (3) Dispose from the tenant’s dwelling unit all ashes, rubbish, garbage, and other waste to the designated collection areas and into receptacles;
 - (4) Not deliberately or negligently destroy, deface, damage, impair or remove any part of the premises or
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