



SENIOR SERVICES
Helping Our Elderly Live With Dignity

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WILLIAMS ADULT
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MEALS-ON-WHEELS

HELP LINE

HOME CARE

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ELDER CARE CHOICES

Senior Services, Inc.

2895 Shorefair Drive

Winston-Salem, NC 27105

www.seniorservicesinc.org

HelpLine@seniorservicesinc.org

336-724-2040

RENTER'S RIGHTS

You Have The Right To A Safe And Decent Place To Rent

- Landlords are required to obey local housing codes, and must make repairs to maintain the code. They are also required to repair the appliances they provide in the rental property, such as a stove or refrigerator.
- It is the responsibility of a tenant to notify the landlord when repairs are necessary.
- The landlord cannot evict a tenant for asking that repairs be made.

You Have The Right To Be Free From Housing Discrimination

- The North Carolina Fair Housing Act makes it illegal to discriminate in housing by refusing to rent, lying about the availability of housing, evicting someone from housing, or treating someone differently regarding rent and security deposits because of race, color, religion, sex, national origin, physical or mental handicaps or family status.
- The law provides protection for people that are physically challenged by recognizing that some accommodations may be necessary that are not required for others.

You Have The Right To Know About Security Deposits

- There are guidelines that limit the amount of security deposit a landlord can charge. These guidelines are based on the length of the lease.
- Under specific situations, the landlord can keep all or part of your security deposit.
- If the landlord keeps a portion or all of your security deposit, he/she must give you a list of the expenses charged to your deposit and return the left over portion.

You Have The Right To Know What To Do If Your Landlord Threatens Eviction

- To evict a tenant, the landlord must get a court order, and the law limits what the landlord can do to get you to move out.
- The court eviction process includes notification to you by the sheriff's office of the complaint, a summons, and information about the court date. You have the right to appear at court to tell your side of the story.
- The law also provides a way for you to stop an eviction under some circumstances.
- Following the eviction hearing, you can appeal the decision. If eviction is still in process, there are guidelines that the sheriff will follow to encourage your move out of the property. The sheriff may finally put a pad lock on the property.

For more information about your rights as a renter, you may want to contact one of the following resources:

Legal Aid Society, Winston-Salem	336-725-9162
North Carolina Lawyer Referral Service	800-662-7660
North Carolina Housing Finance Agency	800-393-0988
North Carolina Human Relations Commission	919-807-4420
Winston-Salem Human Relations Department	336-727-8000