

Message from the City

To lay the foundation for a good rental experience, landlords and tenants should openly discuss the terms of any rental agreement. Many disputes can be avoided if each party understands their rights and obligations.

The Consumer Protection Division of the Kansas Attorney General's Office receives many inquiries from landlords and tenants. Although their offices have no jurisdiction over landlord/tenant disputes, this brochure will help you to better understand rental contracts and maintain a good rental experience.

While this brochure covers general tips, you are encouraged to contact the Planning and Community Development Department to learn about landlord/tenant laws in Garden City.

Renter's Checklist

- Carefully inspect every room in the apartment or house and any supplied appliances. Take pictures.
- Make a list of needed repairs and damaged property. Put in writing when these repairs will be completed. Tenants may sue for damage or terminate tenancy unless a landlord makes a good faith effort to perform the necessary repairs.
- Decide who will pay all utilities.
- Read all paperwork carefully before signing a lease.



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• Landlord and Tenant Responsibilities

• Discrimination Law

• Tips for Tenants

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Tips for Tenants

- Find out the reputation of the landlord and manager concerning maintenance, the return of security deposits and their general relationship with tenants.

(You may contact the Community Development Department at 276-1170 to find out if a prospective rental unit has had a code enforcement issue.)

- Consider purchasing renter's insurance to cover the loss of personal property.
- If one roommate leaves, remaining tenants are responsible for the entire amount of the rental along with any damages that may be incurred by the property.
- Be certain all methods of egress are free from obstruction, and functional, including all windows and doors.

Before signing any agreement:

1. Read everything, especially the fine print
2. Clear up any language or terms of the agreement which you do not understand
3. Request and keep a signed, final copy of all agreements for your personal records.

Landlord Responsibilities

- Comply with adopted building and housing codes of the City. Currently, this is the 1997 Uniform Housing Code, and the 2003 International Building Code.
- Keep all utilities, supplied appliances and ventilation in good, safe working order. This includes all bathroom and kitchen exhaust fans or other provided appliances.
- Be certain all methods of egress are free from obstruction, and functional, including all windows and doors.
- Be certain all units have the appropriate number of functional smoke detectors and monitor them regularly.
- Be sure all units have a functional source of heat capable of maintaining an indoor temperature of 72 degrees.
- Give tenants reasonable notice prior to entering the residence.
- Obtain a court-issued eviction notice before attempting to lock a tenant out of the residence or diminishing utilities or other services because of non-payment of rent.
- Comply with the established time frame set by the Community Development Department to resolve any code enforcement issues or building code violations.

Discrimination Prohibited

It is against the law for a landlord to refuse to rent to you or evict you because of your race, religion, family status, nationality, disability or gender, unless the accommodation requires a sexual distinction. If this happens to you, consult a lawyer immediately.

Tenant Responsibilities

- Do not engage in any conduct that may result in the property being in violation of the adopted building and housing codes of the City of Garden City.
- Be responsible for any destruction, damage impairment or removal of any part of the premises caused by yourself or any other person or animal under your permission.
- Do not withhold payment of rent because of an unresolved issue with the landlord.
- Inform the Landlord of any issues with the property. Keep copies of all correspondence with your Landlord.
- Comply with all terms of your rental agreement.
- Remove all garbage and waste from the dwelling in a clean and safe manner.
- Do not engage in conduct that will disturb the peace and quiet of other tenants.
- Give 30 days notice, in writing, prior to moving. Tenancy will end on the next rent-paying day and the landlord may do the same.
- Remove all property after moving out. Landlords may sell anything left behind after making an honest effort to notify the tenant.