

Landlord Liability Issues to Consider

- Tenant Injuries - Have you taken steps to remove any obvious hazards to your tenants?
- Lead Paint - Do you have an older property that you are renting out, have you given your tenants a lead paint disclosure?
- Mold - Have you ever had any problems with mold in the rental property?
- Secondhand Smoke - Did you yourself or one of your tenants smoke in the rental property?
- Fires - Does your rental property have working smoke detectors? Have you included in the lease the wording that makes it obvious that the responsibility of upkeep on those detectors is transferred to the tenant?
- Pool / Spa Injuries - Do you have a pool or spa on site at the rental property? Have you disclosed the law with respect to pool fences and the importance of keeping them locked?
- Crime on Premises - Did you properly screen your tenants including a background criminal check?
- Other Environmental Hazards - In general have you thought about the environment of your rental property and if there are any obvious risks?
- Negligence Injuries - Have you taken the proper precautions that a "reasonable person" would take to remove risks from the rental property?
- Dog Bites - Have you allowed your tenants to keep a dog (or other pets) on premises? Have you specified the breed? Have your tenants put up "danger keep out" signs?