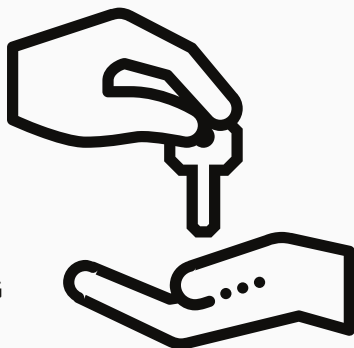




ILLINOIS SAFE HOMES ACT

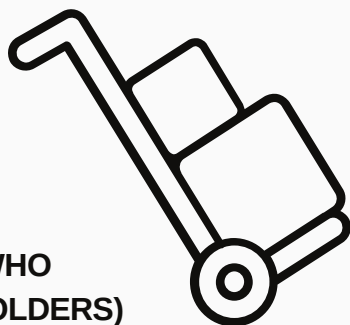
WENT INTO EFFECT JANUARY 1, 2007

➔ CREATED TO PROTECT THE HEALTH & SAFETY OF SURVIVORS OF DOMESTIC & SEXUAL VIOLENCE LIVING IN RENTAL HOUSING.



➔ AFTER PROVIDING LANDLORDS WITH DOCUMENTATION OF THEIR VICTIM STATUS, TENANTS WHO FEAR FOR THEIR PERSONAL SAFETY CAN:

- ➔ BREAK THEIR LEASE AND MOVE
- ➔ CHANGE THE LOCKS (FOR SURVIVORS WHO ARE LEASEHOLDERS)



UNDER THIS ACT, TENANTS ARE RELIEVED OF FUTURE RENT PAYMENTS ONCE THEY LEAVE



THE IMMIGRANT TENANT ACT

PASSED TO PROTECT MIGRANT TENANTS WHO COULD BE TARGETED BY LANDLORDS THAT THREATEN TO CALL IMMIGRATION LAW ENFORCEMENT IN RETALIATION FOR:

- ➔ REQUESTING REPAIRS
- ➔ THE RETURN OF THEIR DEPOSITS
- ➔ A LANDLORD FILES AN EVICTION SUIT BASED ON IMMIGRATION STATUS

LANDLORDS WHO VIOLATE THIS LAW CAN BE SUED BY THEIR TENANTS



QUESTIONS?

CONTACT SWOP CHICAGO!



LEGAL INQUIRIES
LEGAL@SWOPCHI.ORG

GENERAL INQUIRIES
BOARD@SWOPCHI.ORG



PHONE NUMBER
(877)-776-2004 x872



SOCIAL MEDIA
@SWOPCHICAGO



GUIDE TO CHICAGO HOUSING PROTECTIONS



STATE LAWS AND CITY ORDINANCES



THE IMPLIED WARRANTY OF HABITABILITY



ALL LEASES INCLUDE AN IMPLIED WARRANTY OF HABITABILITY

BECAUSE IT IS "IMPLIED," THE WARRANTY APPLIES NO MATTER WHAT, EVEN IF THERE IS NO SPECIFIC AGREEMENT



SETS THE BARE MINIMUM FOR APARTMENTS TO BE SAFE FOR HUMAN OCCUPANCY

THE STANDARD FOR DETERMINING WHETHER A LANDLORD BREACHED THE WARRANTY OF HABITABILITY IS:

— “ —
IN ORDER TO CONSTITUTE A BREACH OF THE IMPLIED WARRANTY OF HABITABILITY, THE DEFECT MUST BE OF SUCH A SUBSTANTIAL NATURE AS TO

RENDER THE PREMISES UNSAFE OR UNSANITARY, AND THUS UNFIT FOR OCCUPANCY.

— ” —



THE IMPLIED WARRANTY OF HABITABILITY (CONT.)

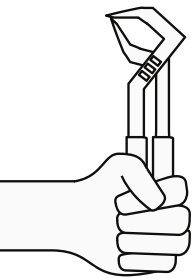


REMEDIES:

➕ SEND A LETTER TO THE OWNER REQUESTING REPAIRS

➔ IF THE OWNER DOES NOT MAKE REPAIRS WITHIN 14 DAYS, YOU CAN:

- ➔ MAKE THE REPAIRS YOURSELF
- ➔ WITHHOLD AN AMOUNT FROM YOUR MONTHLY RENT
 - ➔ REFLECTING THE REDUCED VALUE UP TO 1/2
- ➔ BREAK YOUR LEASE AND MOVE
- ➔ SUE IN CIVIL COURT FOR COMMON LAW BREACH OF WARRANTY OF HABITABILITY



COVID-19 EVICTION PROTECTION ORDINANCE



IN EFFECT UNTIL DECEMBER 4, 2021

UNDER THIS ORDINANCE, THE TYPICAL 5 DAY PERIOD TO RESPOND IS EXTENDED FOR AN ADDITIONAL 7 DAYS, FOR A TOTAL OF 12 DAYS TO NEGOTIATE WITH A LANDLORD.

THIS IS ONE OF THE ONLY POST-MORATORIA PROTECTIONS FOR THOSE WHO HAVE BEEN "FINANCIALLY IMPACTED BY COVID-19".



THE CHICAGO RESIDENTIAL LANDLORD - TENANT ORDINANCE



APPLIES TO ALL RESIDENTIAL RENTAL BUILDINGS, EXCEPT OWNER-OCCUPIED BUILDINGS WITH SIX UNITS OR LESS.

- EVEN IN EXEMPTED BUILDINGS, TENANTS HAVE RIGHTS FROM OTHER CITY, COUNTY, AND STATE LAWS.

SOME RIGHTS GOVERNED UNDER THE RLTO:

- ➔ LANDLORD MUST GIVE YOU 2 DAYS NOTICE TO ENTER YOUR UNIT, EXCEPT IN EMERGENCIES
- ➔ LANDLORD MUST PROVIDE SAFE AND WELL MAINTAINED BUILDING
- ➔ SECURITY DEPOSITS
- ➔ PROTECTION AGAINST RETALIATION



LOCKOUTS

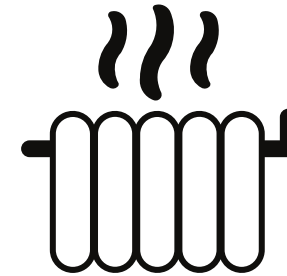
5-12-160 OF THE CHICAGO MUNICIPAL CODE

A LANDLORD CANNOT LOCK A TENANT OUT OR SHUT OFF ESSENTIAL SERVICES WITHOUT A COURT ORDER.

THIS IS PROTECTED BY STATE LAW



CHICAGO HEAT ORDINANCE



HEAT IS AN ESSENTIAL SERVICE

THE HEAT SHOULD BE AT LEAST 63° AT NIGHT & 68° DURING THE DAY FROM SEPTEMBER 15 AND JUNE 1, 68° FROM 8:30 AM - 10:30 PM 66° FROM 10:30 PM - 8:30 AM

LANDLORDS FACE FINES OF UP TO \$500 PER DAY, PER VIOLATION, FOR EACH DAY THEY DO NOT SUPPLY ADEQUATE HEAT.

THE REASON FOR THE LACK OF HEAT DOES NOT MATTER.

LANDLORDS MUST FOLLOW THE LAW, AND APARTMENTS MUST BE HEATED.

